



22 Sudeley Drive, South Cerney, Gloucestershire, GL7 5XN
Asking Price £658,500

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

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An opportunity to acquire an extended superbly refurbished detached family home located in a tucked away quiet cul de sac position within this highly sought after village of South Cerney. The property benefits from an open aspect to the rear with open views over a Cotswold lake with a selection of wildlife and westerly facing orientation. The property is presented to an exceptional standard with flexible light living space most of which benefits from views onto the garden and lake. Sudeley drive offers flexible family houses located within walking distance of all of the village amenities including a favoured primary school. Properties in South Cerney are highly sought after we recommend early viewing of this property through Cain & Fuller in Cirencester.

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South Cerney

The property is located within the village of South Cerney which is a popular and thriving village with an extensive range of amenities to include Infant and Junior schools, chemist, mini-market, hairdresser and doctors surgery, approximately 3 miles south of Cirencester and about 12 miles from Swindon. The popular town of Cheltenham is just 20 miles away, offering annual music and literature festivals; it also boasts a range of restaurants and coffee shops. South Cerney is on the fringe of the Cotswolds and very accessible to either Kemble or Swindon stations for the high speed train service (Paddington about 58 minutes from Swindon) and the M4 motorway approximately 15 miles away.

Cirencester

Cirencester is located approximately. Three miles to the north of the village, Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent.

Description

22 Sudeley Drive is a superb opportunity to acquire a lovingly extended and improved flexible home presented to an extremely high specification and having the benefit of the open living areas to mostly opening onto the westerly facing garden with far reaching views over the lake. The reception space is split into a large formal lounge, separate dining room opening onto a day/reading area with bi-folding doors opening onto the garden. Additional light provided by a large attractive roof

lantern this is an attractive flexible room. An extensively fitted contemporary kitchen lies to the front elevation with recently renewed Quartz work surfaces and a selection of extensive storage with selection of high quality integral appliances, door to hall way with stairs to first floor and practical downstairs cloak room. Internal door gives access to a storage space and integral garage with utilities area to the rear for washing machine and tumble drier. In recent years the accommodation has been altered on the first floor by converting the smallest bedroom into a large contemporary family bathroom. The bathroom has been refitted to an exceptional standard with large contemporary shower enclosure, selection of subtle storage and thermostatic controlled heated floor which is replicated in the en suite bathroom. An en-suite has been created for the master suite from the old family bathroom, the master suite boasts far reaching views over the lake to rear and an extensive selection of high quality built in wardrobe and storage space. The remaining two bedrooms are doubles, one with built in wardrobes. The property is warmed throughout by a Worcester gas fired central heating system which is complemented by double glazed doors and windows. The lighting throughout the house is mainly ceiling based with a selection of LED spotlights. Extensive re carpeting and redecoration has been carried out in the last year to present a truly outstanding living space.

Outside

An outstanding feature of this house is the South Westerly facing aspect to the rear and open views over a Cotswold lake with an abundance of local wildlife all year round. To the rear of the house there is an established patio giving access through Bi Fold and normal patio doors to all reception areas, ideal in the summer months. The main garden is laid to lawn with selection of low maintenance borders and established shrubs. The present vendors have added a summer house for the long summer evenings and an arbour seat over looking the private garden. The garden is enclosed by a selection of fencing creating a secure environment for small animals or young children. To the end of the garden there is an additional patio ideal for taking in the sunset at the waters edge on a summers evening.

Single garage and driveway

To the front of the house there is a bloc paved driveway with parking side by for two vehicles in front of the integral garage Which benefits from power and light with a utilities area to the rear and personal door giving access to the main house.

EPC

Band C

Council Tax

Band E

Viewing

Through Cain & Fuller in Cirencester

Tenure

Freehold

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

Broadband and mobile coverage

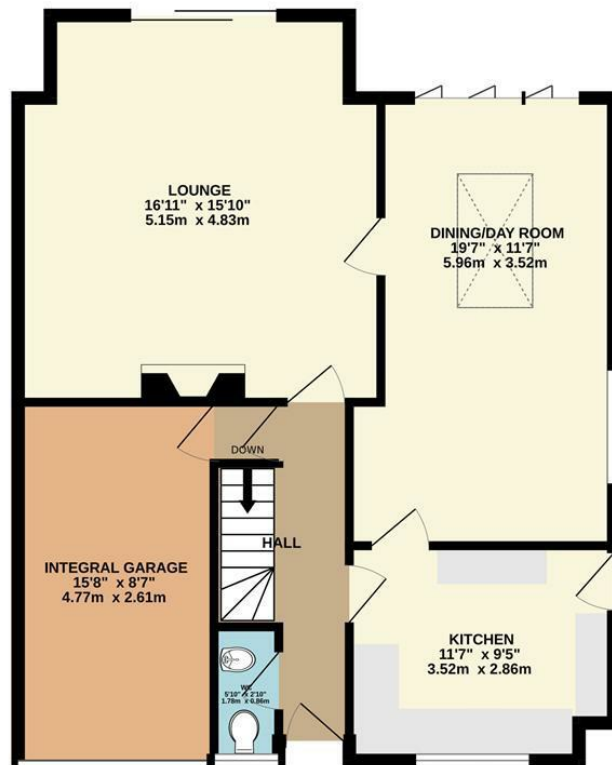
We recommend prospective purchasers refer to Ofcom for indication of specific mobile or broadband coverage including availability and speed.

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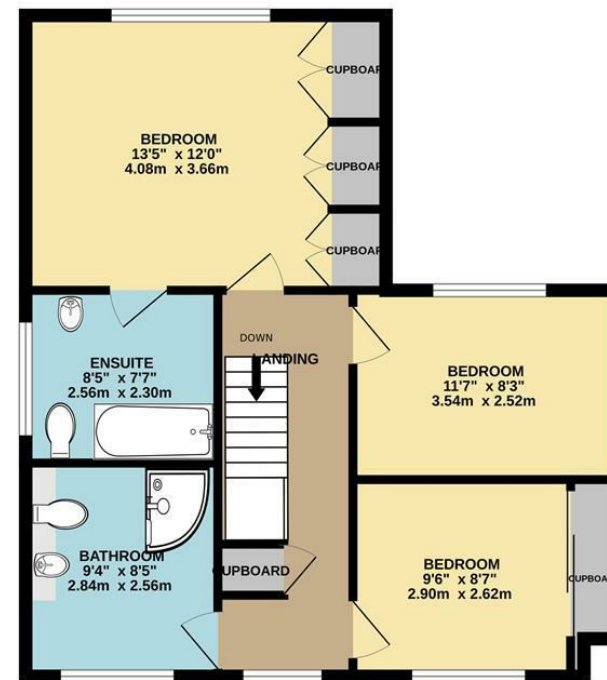




GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.

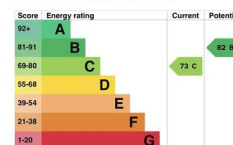


TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60