



17 Station Road, South Cerney, Gloucestershire, GL7 5UE
Chain Free £345,000

Cain & Fuller

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Cain & Fuller

An opportunity to acquire a three bedroom family home located in a sought after position within the very heart of South Cerney. South Cerney has a full range of amenities and facilities and all of these are within level walking distance of the property; amenities include doctors, dentist, pharmacy, library, range of village shops including cafe, deli and public houses and gives direct access into the Cotswold Water Park with all of the facilities it has to offer. Number 17 Station Road has undergone a program of refurbishment in recent years to now present a high specification living space with a large selection of pleasing features. To the ground floor a high specification bespoke kitchen/diner with an excellent range of storage and integral appliances the room has ample space for dining table and benefits from picture window and opening double doors onto the south facing private garden. Main reception to the front aspect boast attractive wood floor and pleasing wood burner. To the first floor there are three family bedrooms with a good range of built-in storage and a well fitted bathroom with bath and shower. The house boasts gas fired central heating complemented by double glazed windows. To the rear a south facing private garden and parking for two vehicles. We are able to bring the house to the market in a chain free position call the vendors sole agent Cain & Fuller for a viewing

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South Cerney

South Cerney is in the heart of the Cotswold Water Park and only a stones throw from lakes where you can sail, jet ski, windsurf, canoe and fish. The Cotswold Water Park is made up of over 130 lakes that have been created by gravel extraction over recent years these lakes have become increasingly popular due to the large range of leisure activities that are on offer. South Cerney is a thriving community with many leisure groups and organisations. The great community village was voted top 20 villages to live by The Times. Fentons community Centre has a cafe and different activities including yoga and pickleball.

Near by Cirencester

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, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Outsdie

The front of the house is bounded by an attractive dry Cotswold stone wall with pedestrian gated access to a low maintenance garden and access to the entrance door to the property. To the rear of the house there is a secluded and sunny south facing rear garden ideal for small animals or young children being fully enclosed with a rear gated pedestrian access leading to the parking for two cars directly behind the garden.

Council tax band

Band C

Parking

There is parking for two cars directly behind the house and garden.

EPC

Band C

Broadband and mobile

For information on availability and speeds we recommend going to Ofcom

Viewing

Through Cain & Fuller in Cirencester

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.

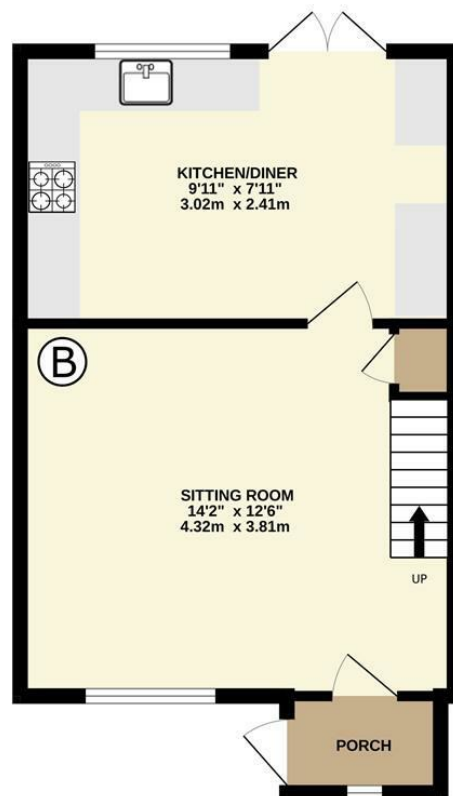
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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

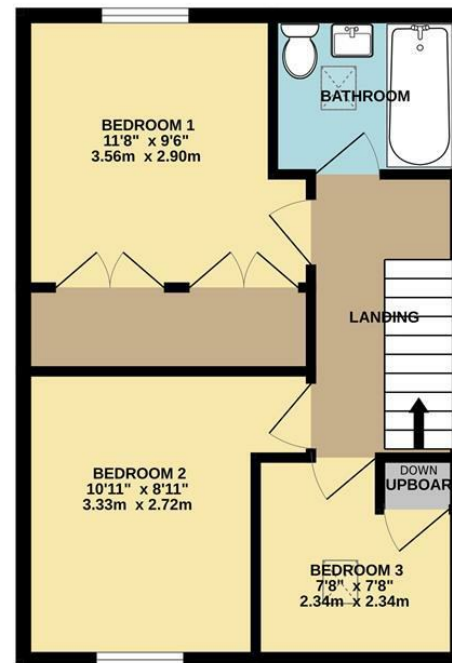




GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.

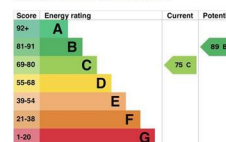


TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

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