



42 North Cerney, Gloucestershire, GL7 7BZ
Chain Free £329,950

Cain & Fuller

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Cain & Fuller

A superb opportunity to acquire a classic Cotswold Stone period cottage located in the highly desirable village of North Cerney in glorious Gloucestershire countryside. The village benefits from a popular primary school, public house offering real ales and family dining all year around, a selection of village clubs and associations in the village hall open to all residents. The village is surrounded by stunning countryside ideal for country pursuits with a further selection of amenities in surrounding villages such as post office, village stores and local doctors surgery. The cottage has undergone refurbishment in recent years to now present an attractive home combining established period features with modern convenience. The ground floor is open plan with an attractive flag stone floor and period fireplace fitted with fully functioning Clearview wood burner. There is ample space for soft furnishings and dining table with two cottage windows to the front aspect both with window seats. The living area benefits from a comprehensive fitted contemporary kitchen with excellent storage and selection of integral appliances with extensive work surfaces. The first floor boasts two double bedrooms with pleasant views to the village green and a modern contemporary shower room finished to a high standard with built-in storage. The property benefits from an outbuilding at the end of the garden with door access and two windows to the garden. This with refurbishment could provide an ideal home office space or at present is additional storage. Externally the cottage boasts a pleasant garden laid to lawn and enclosed by dry Cotswold stone wall. We urge early viewing of this superb property through Cain & Fuller in Cirencester.

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North Cerney

North Cerney is a village and civil parish in the English county of Gloucestershire, and lies within the Cotswolds, a range of hills designated an Area of Outstanding Natural Beauty. The village is 4 miles (6.4 km) north of Cirencester within the Churn valley. It was recorded as Cernei in the Domesday Book. Within the village there is a thriving primary school, well supported local public house and a village hall which hosts a large range of local clubs and associated social activities. Well situated for the commuter with road and rail links to all main business centre in the south west nearby.

Nearby 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.

Outside

The cottage benefits from a lawned garden to the front of the property which is low maintenance with pathway leading its length. The garden is enclosed by an attractive dry Cotswold stone wall and has pleasant views onto the village green. Parking is unrestricted in Dark Lane opposite the village green.

Council tax

Band C

Outbuilding

The property benefits from an outbuilding at the end of the garden with door access and two windows to the garden. This with refurbishment could provide an ideal home office space or at present is additional storage.

EPC

E rating

Broadband and mobile

We recommend purchasers check with Ofcom for broadband speeds and mobile reception

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.

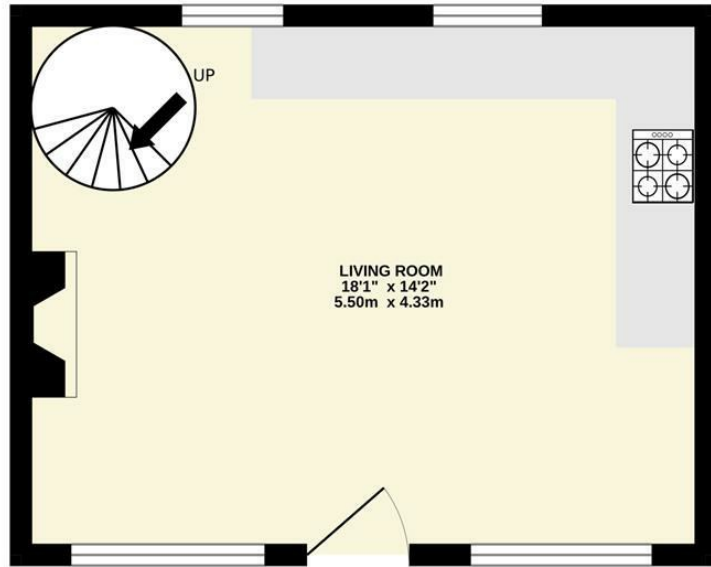
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



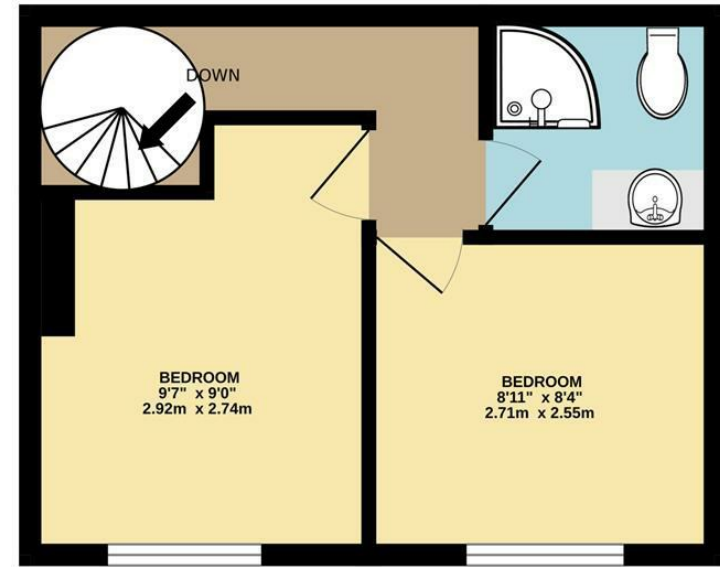


Cain & Fuller
Sales
cainandfuller.co.uk
01285 640604
FOR SALE

GROUND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 505 sq.ft. (46.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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