



Draycott School Lane, South Cerney, Cirencester, GL7 5TZ
Asking Price £585,000

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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View our VR MATTERPORT INTERACTIVE TOUR ON THIS PROPERTY !! The Draycott is a totally unique detached property located on Filly Island in the heart of this Cotswold village in an idyllic riverside setting between the river Churn and the adjacent millstream in the most peaceful part of the village. Converted from a former 18th Century cart store, the property has been creatively refurbished using a selection of reclaimed and up-cycled materials combined with an eye for modern contemporary design to create a stunning living space and country retreat in this village community. The village of South Cerney offers residents a full range of amenities and facilities and is well positioned for nearby Cirencester the capital of the Cotswolds. The neighbouring village of Kemble runs a Dailey commuter rail service to London Paddington well utilised by the area over the years and ideal for the hybrid worker. South Cerny forms part of the Cotswold Water Park with a full range of sporting facilities and nature reserves all in walking distance. We would urge early viewing of this truly stunning and unique property through Cain & Fuller in Cirencester.

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South Cerney

The village of South Cerney has a range of local amenities including a newsagents, Co Op general store, hairdressers, a fish and chip shop, an Indian restaurant/takeaway, pharmacy and a dental , doctor surgery. There are three public houses in South Cerney, The Old George, The Royal Oak and The Eliot Arms Hotel. There is a Village Hall and Fenton's Community Centre. It is located in the heart of the Cotswold Water Park with a large range of water based activities on offer including education lake and Golf course

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, 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.

Description

The living space has been created in a barn style design with light open space and a fully vaulted ceiling creating a light open feel, the main living area benefits from a wood-burner ideal for the winter weekends with double doors opening onto a covered terrace ideal for taking the summer air. The kitchen is a delight and an abundance of colour offering a selection of practical storage and built-in integral appliances with ample space for dining table. To the rear of the barn access through to a bedroom with a mezzanine area, sliding doors lead to the bathroom creatively fitted with a roll top bath, basin and WC, a light and inviting space.

The property is located in a truly beautiful position within School Lane an amazing position within this beautiful Cotswold village, the lawned gardens allow good access and a gravelled parking area to the side is ideal. The Draycott is truly unique and in recent years has featured in a number of articles and magazines is offers its owners a great opportunity to create an impressive income for short term holiday letting we are informed by our vendor that an income in the region of £45,000 per annum is possible with a high occupancy rate.

Council tax

Band C

Parking

There is gravelled parking to side with access to the garden and cottage.

Broadband and mobile

We recommend purchasers go to Ofcom for full details

Viewing

Through Cain and 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.





The Draycott, School Lane, South Cerney, Cirencester, Gloucestershire
Approximate Gross Internal Area
31 Sq M/334 Sq Ft

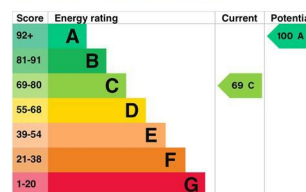


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy rating and score

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

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



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