



**Churn Cottage North Cerney, Cirencester, GL7 7BY**  
**Asking Price £700,000**

**Cain & Fuller**

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Churn Cottage a rather special detached cottage located in a highly sought location on the edge of the village of North Cerney to the north of Cirencester in glorious Gloucestershire countryside. This property has been loved and enhanced by the present vendor in the past to now create a unique detached home in this rural and secluded position ideal for those who wish to access the countryside on a daily basis. 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. Call Cain and Fuller in Cirencester to view this unique property.

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### **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

### **North Cerney**

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### **Description**

Entrance door leads to a practical reception hall way with door to side to downstairs Wc, entrance into the main property. The ground floor benefits from light well presented living space with a cosy lounge benefiting from a dual aspect wood burner which gives aspect through to the dining room with ample space for dining table and opening doors onto the gardens. In the recent past the vendor has added an additional sitting room giving direct access to the secluded gardens ideal for the summer months. There is a well fitted kitchen/breakfast room with high level breakfast bar, windows to the secluded gardens and door to a useful Utility room added many years ago with direct access to the garden ideal for muddy dogs. To the first floor there are three bedrooms with a selection of built-in storage and a modern contemporary family shower room remodelled by the present vendor. The Cottage is presented in excellent condition throughout and warmed by an Oil fired heating system this is complemented by Upvc double glazed windows.

### **Outside**

Churn Cottage occupies a rural and secluded position on the edge of open and wooded countryside ideal for those who love to walk and ramble on a Dailey basis. The cottage has surrounding lawned gardens with low maintenance borders with a selection of established specimen trees. The garden is enclosed creating a safe and secluded environment for small animals or young children an ideal family garden. Five bar gated access leads to a large gravelled driveway with ample parking for eight cars and leading to a detached garage and workshop both with power and light and providing ideal storage in a country setting. The vendor has created a secluded and part covered entertaining space accessed from the sitting and dining room ideal for the summer months.

### **Broadband and mobile**

We recommend purchasers go to Ofcom for information.

### **Services**

The property is serviced by its own bore hole for water, septic tank drainage and main electricity.

### **Detached garage and Workshop**

To the side of the plot there is a detached building comprising of a single garage and workshop to side both with power and light.

### **Viewing**

Through Cain and Fuller in Cirencester

### **Council Tax**

Band F

### **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.

**Cain & Fuller**





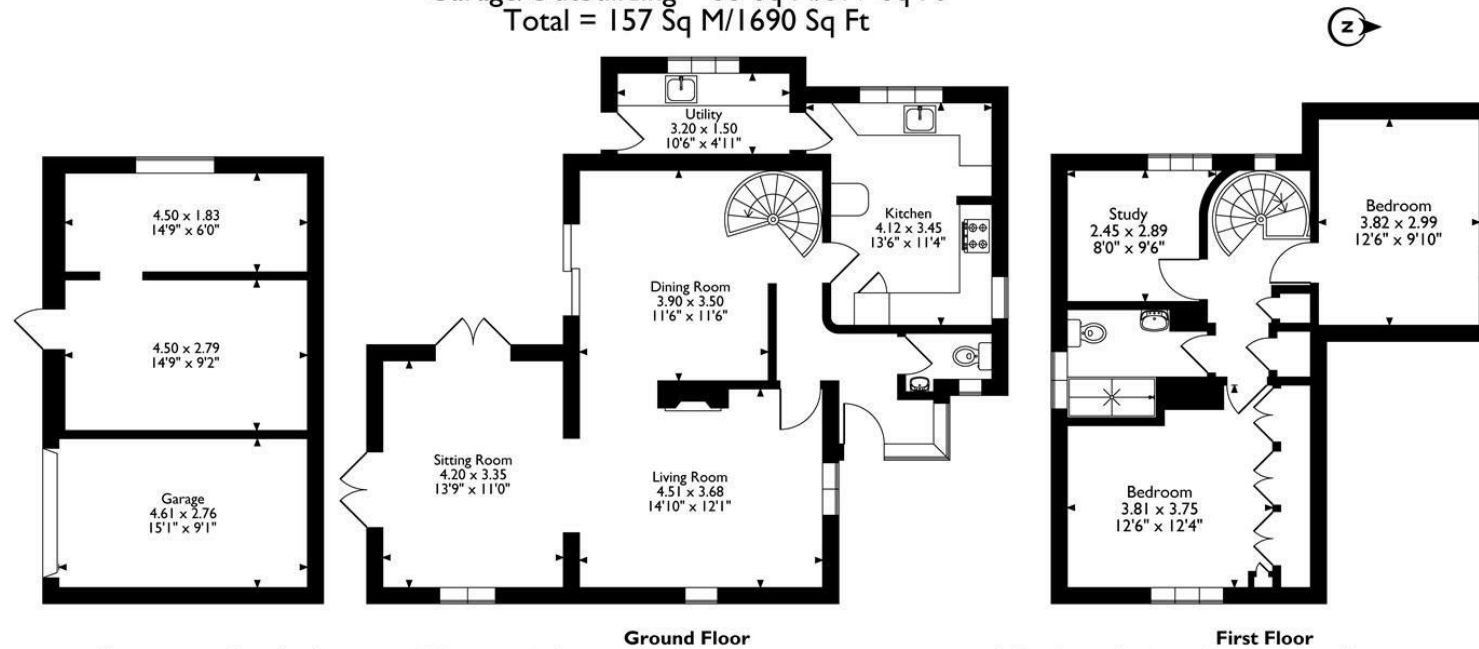
Churn Cottage, North Cerney, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 122 Sq M/1313 Sq Ft

Garage/Outbuilding = 35 Sq M/377 Sq Ft

Total = 157 Sq M/1690 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.