



# CERNEY WICK FARMHOUSE

CERNEY WICK, CIRENCESTER, GLOUCESTERSHIRE



Cirencester 6 miles, Tetbury 7 miles,  
Cheltenham 20 miles, Kemble Station 9 miles  
(London Paddington from 69 minutes) M4 (Junction  
15) 20 miles (all times & distances approximate)

**A handsome Grade II Listed village  
house with gardens, private parking  
and outbuilding. Paddocks.  
In all about 2 acres.**

**Ground Floor:** Entrance Hall • Sitting Room • Drawing  
Room • Kitchen/ Dining Room • Cloak Room • Utility  
Room

**First Floor:** Main Bedroom with Shower Room • Three  
further Bedrooms • Family Bathroom

**Second Floor:** Two Attic Rooms

**Outside:** Private Garden • Courtyard with Log Store  
Garage • Studio • Paddocks

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## DESCRIPTION

Constructed of Cotswold stone under a stone tile roof, Cerney Wick Farmhouse is a handsome Grade II Listed village house that has been recently renovated. Wonderful original features include original fireplaces, stone floors and stone mullion windows with wooden shutters which compliment a generous living space amounting to nearly 3,000 sq ft arranged over three floors. The entrance hall leads to the open plan kitchen/ dining room with an Esse range, large kitchen island with breakfast bar and ample storage. To one end is the cloakroom and utility room with access to the garden and courtyard. The sitting room and drawing room have window seats as well as wood burning stoves and solid wooden floors throughout. From a spacious landing is the main bedroom room with vaulted ceiling and mezzanine and an adjoining shower room with exposed stone wall and stone basins. There are three further bedrooms and a family bathroom with freestanding bath and walk in shower. Winder stairs rise to the second floor where there are two vaulted attic rooms with exposed beams.

## OUTSIDE

The property is approached through a wooden five bar gate to the rear which leads into the main garden and parking area. A covered entrance opens to the kitchen and the drawing room. There is an enclosed courtyard garden to the side of the property which is adjoined by an open fronted byre. The main garden is to the rear and mainly laid to lawn with mature trees and planting. The paddock adjoins the garden and is currently used as grazing. A detached single garage and studio/ study sits within the rear garden.





## PLANNING PERMISSION

REF 15/02115/FUL Date 10th December 2015.

The current owners completed most of the works, so we have been advised permission remains valid for the side extension of kitchen into the courtyard / log store area.

## SITUATION & AMENITIES

Cerney Wick is a quiet village with little traffic. There is a bustling pub and a playground in the village and two lakeside restaurants within walking distance. There are extensive footpaths and bridleways from the village. Water sports and dining at the Cotswold Water Park, golf at South Cerney, Swindon and Cirencester. Theatres at Cirencester, Cheltenham and Bath. Cirencester is only 5 miles away and provides an excellent range of independent shops, boutiques, and restaurants as well as regular markets and supermarkets. The local area has a wide selection of both state and private schools. Nearby prep schools include Hatherop Castle, Pinewood and Cricklade Manor Prep as well as schools and colleges in Cirencester. The area is well served by school busses to nearby senior schools and grammar schools.

Cerney Wick is very well located only a short distance from the A419 providing excellent access to Cirencester, Swindon, Cheltenham and Gloucester, M5 (J. 11a) and the M4 (J. 15).

## SERVICES

Mains water and electricity, Bio-mass central heating and underfloor heating in the kitchen and bathrooms. Drainage to a septic tank. Gigaclear (subject to transfer regulations and charges). Services were updated in the recent renovation, but no tests as to the suitability of services have been carried out and intending purchasers must commission their own tests.

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Please note there is a footpath along the end of garden at the boundary with field. We are advised that it is used very infrequently.

## TENURE

Freehold

## LOCAL AUTHORITY

Cotswold District Council

**COUNCIL TAX:** Band G

## VIEWINGS

Please telephone Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [elizabeth@butlersherborn.co.uk](mailto:elizabeth@butlersherborn.co.uk)

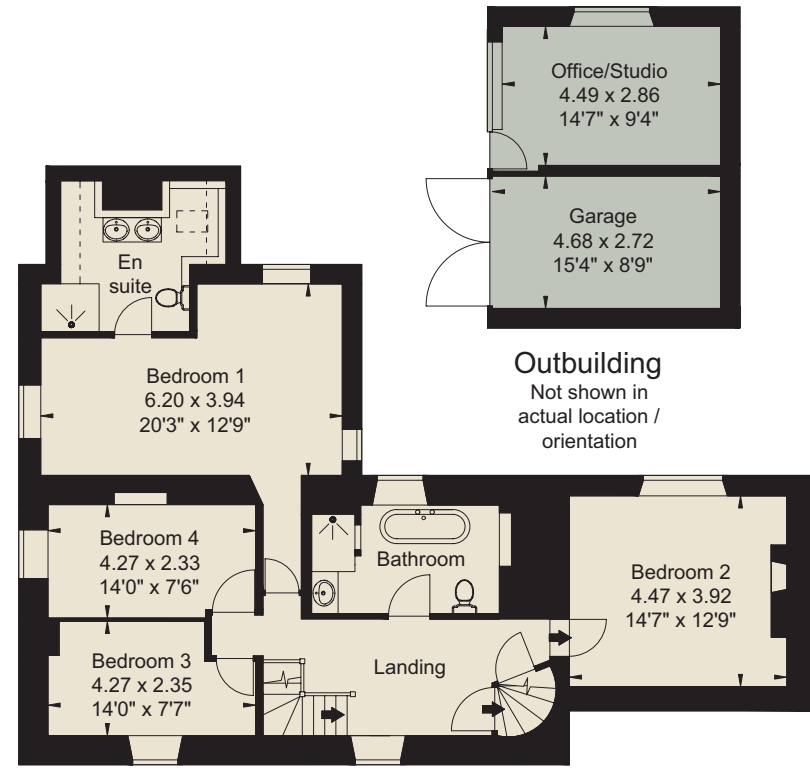




Second Floor

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Denotes restricted head height

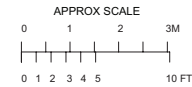
Ground Floor



First Floor

Outbuilding

Not shown in actual location / orientation



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
 House: 272 sq m (2,929 sq ft)  
 Outbuildings/Covered Area: 54 sq m (582 sq ft)  
 Total: 326 sq m (3,511 sq ft)  
 inc. restricted head height  
 © Cotswold Plans Ltd ma/16116

This plan is for guidance only and must not be relied upon as a statement of fact.





## DIRECTIONS (Postcode GL7 5QH)

From Cirencester take the A419 towards Swindon. Take the first exit off this road and at the roundabout take the second exit onto Cirencester Road. From here take the first turning right signposted Cerney Wick. Follow over the bridge and upon reaching the T - junction, turn left by the pub and follow the road round for approximately 200 yards and Cerney Wick Farmhouse is on the left hand side (before the riding school).

**what3words:** ///overhear.fizzle.proud

**Butler**   
**Sherborn**

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