

10 NORTH CERNEY

GLOUCESTERSHIRE



Cirencester 4 miles, Cheltenham 11 miles,
Oxford 36 miles, Kemble Station 10 miles
(London Paddington about 80 mins)
(All distances and times are approximate)

A detached character cottage with a landscaped tiered garden in this popular village

Ground Floor: Entrance Hall • Kitchen • Sitting Room
Dining Room • Utility Room

First Floor: Main Bedroom with En Suite Shower Room
Two Further Bedrooms • Bathroom

Outside: Driveway Parking • Outbuilding
Landscaped Tiered Garden • Patio Terrace

Butler 
Sherborn

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DESCRIPTION

Offered to the market for the first time in over 40 years, 10 North Cerney is a charming Cotswold stone character cottage positioned within this popular village. Enjoyed as a much-loved home, the property now offers the new owner the ability to update and remodel, subject to necessary planning consents.

On the ground floor is an entrance hall, sitting room, with wood burner, dining room and kitchen with an adjoining utility room. Upstairs, there is the main bedroom with adjoining showing room, plus two further bedrooms and a bathroom. There are views over the village rooftops.

OUTSIDE

To the front is a sunny terrace with access to the kitchen and dining room. Steps rise to a stone outbuilding and to the lawned garden with a greenhouse and a productive vegetable patch.. There are views across the village to the surrounding countryside from the top of the garden. There is private parking on the driveway for two cars.

SITUATION & AMENITIES

10 North Cerney is located in the tranquil village of North Cerney, surrounded by picturesque countryside, and offering a vibrant community. The village features a primary school, church, cricket club, village hall, and the popular Bathurst Arms pub, all within walking distance.

Just four miles away, Cirencester, often called the "Capital of the Cotswolds," provides excellent shopping, including independent boutiques, a weekly farmers market, The Barn Theatre, supermarkets, and a range of leisure facilities such as a modern leisure centre, an open-air pool, and Cirencester Park with scenic walking trails.

North Cerney benefits from strong transport links, with the M5 and M4 motorways and Kemble Station within easy reach.

Local schools are highly regarded, including North Cerney Primary, Rendcomb College, and Cheltenham's renowned independent schools.

SERVICES

The property has mains electricity, water, and drainage. Oil fired central heating. Fibre optic broadband is available in the village. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and plant pots, 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.

TENURE

For sale freehold with vacant possession

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX: Band E





VIEWINGS

Viewings strictly by appointment only. Please telephone the Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E cirencester@butlersherborn.co.uk

DIRECTIONS (GL7 7DE)

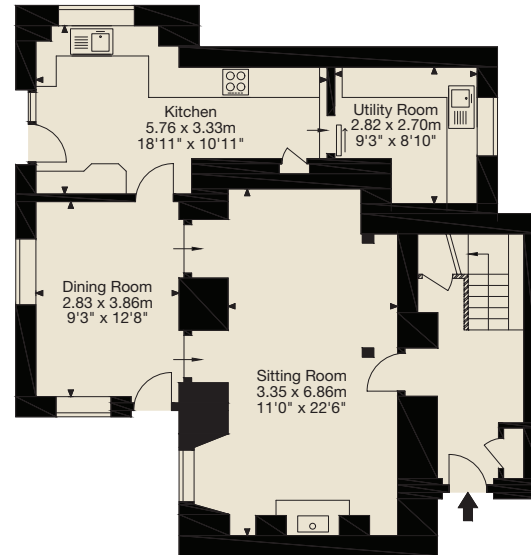
From Cirencester take the A435 towards Cheltenham. After approximately 3.5 miles, upon entering North Cerney, turn right immediately past the Bathurst Arms. At the village green take the left-hand fork and continue straight up the hill following the road round to the left and then to the right and the driveway will be located on the left hand side.

what3words: ///relief.remake.deciding

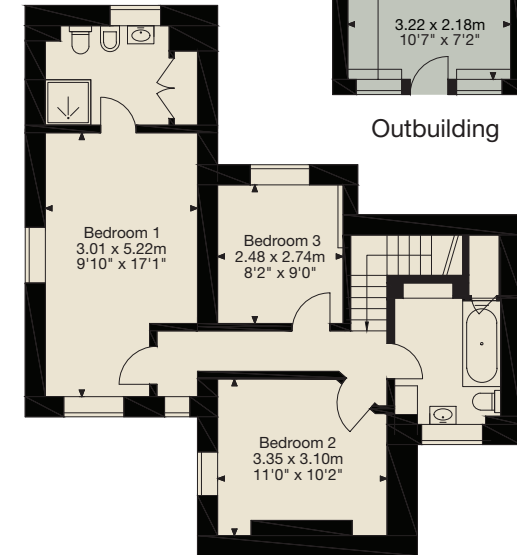
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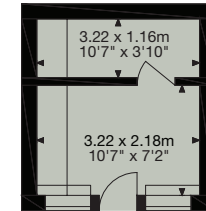
10 North Cerney, Cirencester GL7 7DE
Gross Internal Area (Approx.)
Main House = 131 sq m / 1,410 sq ft
Outbuilding = 11 sq m / 118 sq ft
Total Area = 142 sq m / 1,528 sq ft



Ground Floor



First Floor



Outbuilding

© Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

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