

PENNINGS

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 approx.)

A handsome Victorian five bedroom home with a swimming pool and landscaped gardens set in the heart of this popular village

Ground Floor: Entrance Hall • Inner Hall
Kitchen/Breakfast Room • Snug • Sitting Room
Study • Utility Room • Cloakroom

First Floor: Three Double Bedrooms
Single Bedroom/Office • Bathroom • Shower Room

Second Floor: Main Bedroom with Bathroom

Outside: Driveway Parking • Garage/Workshop
Beautiful Landscaped Gardens • Patio Terrace
Swimming Pool • In about 0.384 acres.

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ACCOMMODATION

Pennings is a charming Victorian house situated in the desirable village of North Cerney. Dating back to the early 1900's, the property features high ceilings and large windows, creating a light and welcoming atmosphere. Thoughtfully extended and modernised by its current owner, it offers well-balanced accommodation across three floors, making it a practical and inviting family home. The entrance hallway, with original parquet flooring, leads to a spacious kitchen/breakfast room equipped with solid woodwork surfaces, a larder cupboard, and French doors opening to the garden. Adjacent to the kitchen, a snug with a wood-burning stove enhances the warm and functional living space. The ground floor also includes a sitting room with a bay window and wood-burning stove, a study with a bay window seat, a utility room, a cloakroom, and an integral garage/workshop.

Upstairs, the first floor offers three double bedrooms, a single bedroom/office, a family bathroom, and a separate shower room. The master suite occupies the second floor, boasting a modern bathroom, built-in wardrobe, and ample storage along the landing. With its combination of period charm and contemporary updates, Pennings is an ideal home for family living and entertaining.

GARDENS

Pennings boasts a generous garden that wraps around the property and is enclosed by a mix of hedging and drystone walling. The landscaped, tiered grounds feature expansive lawns, mature trees, and planting, with a raised patio accessed from the kitchen offering a sunny spot for al fresco dining. A swimming pool (in need of updating), surrounded by paving and screened by high hedging, ensures privacy, while a charming orchard with fruit trees adds to the garden's appeal.

The front of the property includes a paved driveway for off-street parking, complemented by a log store and a discreet bin storage area tucked behind a holly hedge. In total, the grounds extend to approximately a third of an acre.

GENERAL REMARKS

The property lies within the village Conservation Area and the Cotswold AONB. The water pump in the roadside boundary wall is Grade II listed. There is a restrictive covenant precluding construction of a dwelling in the part of the garden comprising the swimming pool and orchard.

SITUATION & AMENITIES

Pennings 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, oil-fired central heating, mains water and drainage. PV panels and an iboost (for hot water) are installed. 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.

TENURE

For sale freehold with vacant possession.

House Approximate IPMS2 Floor Area 215 sq metres / 2314 sq feet
 Garage Floor Area 15 sq metres / 161 sq feet

Total 230 sq metres / 2475 sq feet
 (Includes Limited Use Area 24 sq metres / 258 sq feet)

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07890 327 241

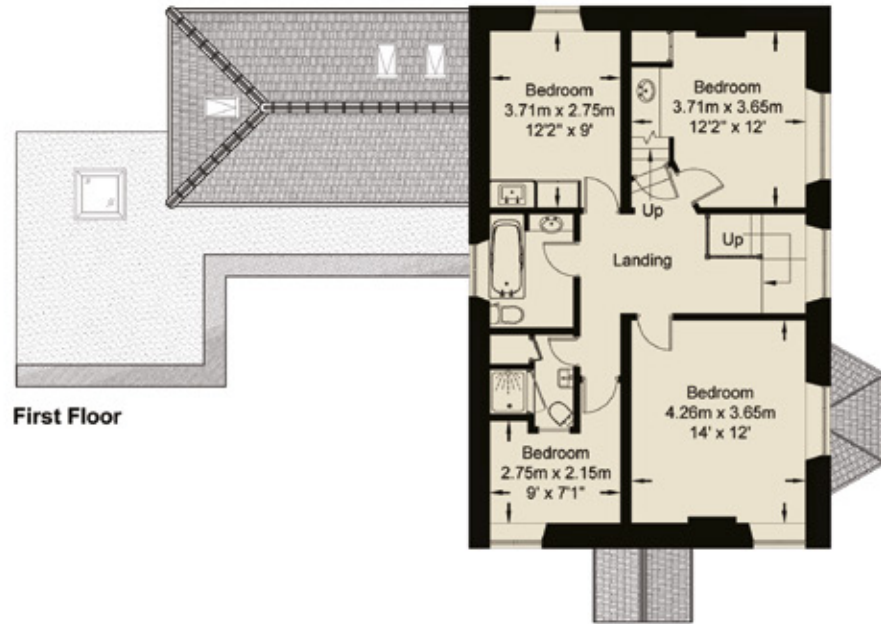
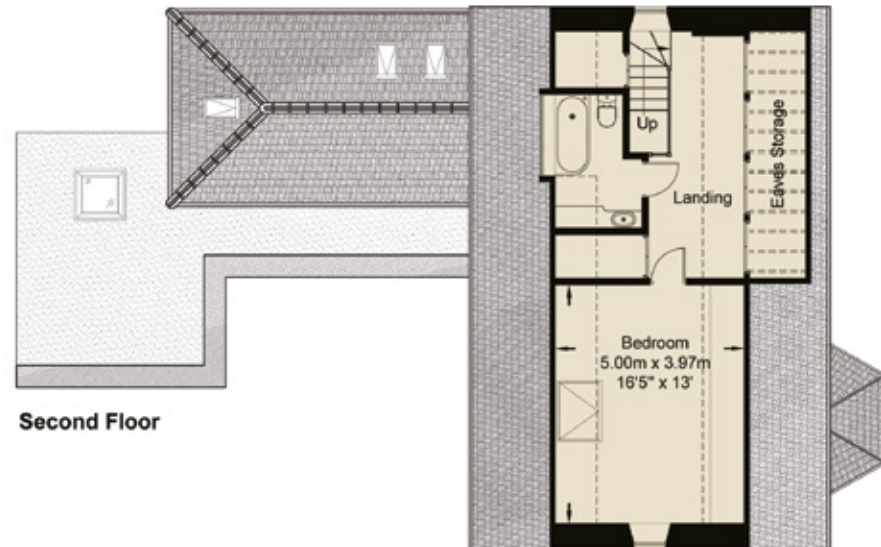
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This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



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.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX: Band F

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 7BZ)

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 Pennings is the third property on the right hand side.

what3words: ///pointed.brew.spelled

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