

CAVANBAH

SOUTH CERNEY, GLOUCESTERSHIRE



Cirencester 4.6 miles, Swindon 13 miles,
Kemble Station 4.9 miles
(London, Paddington from 75 minutes)
(All distances and times are approximate)

A delightful Grade II Listed Cotswold cottage in an enchanting river side setting

Ground Floor: Sitting Room • Dining Room
Kitchen Breakfast Room • Cloakroom

First Floor: Three Bedrooms • Bathroom

Outside: South facing garden • Garage with Utility Room and Parking

Butler 
Sherborn

Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T 01285 883740

E cirencester@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk





DESCRIPTION

Cavanbah is a Grade II Listed semi-detached cottage with enormous character - filled with original features, which have been improved and remodeled by the current owners. The living space is beautifully presented and arranged over two floors.

The ground floor opens into a welcoming sitting room with exposed beams and a wood burner set in an Inglenook fireplace. Beyond the sitting area there is a dual aspect dining room. The remodeled country kitchen with gas fired AGA, electric induction hob and oven opens onto the south facing terrace and garden through a French door. The versatile utility room has been built within one of the garages and provides easy access to the boarded storage areas above the garages with a pull-down ladder.

On the first floor, there is a bathroom and three bedrooms, all with exposed beams and original floor boards. The main double bedroom has built-in wardrobes and there is a second double bedroom and a comfortable single bedroom.

Cavanbah is located in the idyllic, historical area of South Cerney, facing the thatched Village Hall across the banks of the river Churn. There is vehicle access at the rear of the cottage for the garage, for casual parking (not owned) and for rear access to the garden. There is also access to the terrace and garden from the front of the property through the side gate.

SITUATION & AMENITIES

South Cerney is a beautiful Cotswold village with an active community and extensive amenities including a parish church, primary school (Ofsted:Good), general stores,

restaurant, golf course, tennis courts, football field, three pubs, dentist and doctor's surgeries and veterinary surgery.

Cirencester (under 5 miles) has a broad range of shops and services, with several supermarkets including Waitrose, and a variety of independent boutiques, pubs and restaurants, a leisure centre, an outdoor pool, and a modern hospital.

For the commuter there is dual carriageway access to both the M4 (Junction 15) and the M5 (Junction 11a). There is also a regular train service from Kemble to London Paddington taking approximately 75 minutes.

The area is noted for both its private and state schools. Recreational opportunities include Cheltenham Racecourse, polo at Cirencester, a wide variety of water sports at the nearby Cotswold Water Park, and a good availability of golf courses and equestrian facilities.



SERVICES

Mains gas, water, drainage and electricity. Gas fired central heating. Broadband. Security alarm. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).



FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings may be available by separate negotiation.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX. T: 01285 623000 W: cotswold.gov.uk

COUNCIL TAX: Band D

Cavanbah, School Lane, South Cerney GL7 5TZ

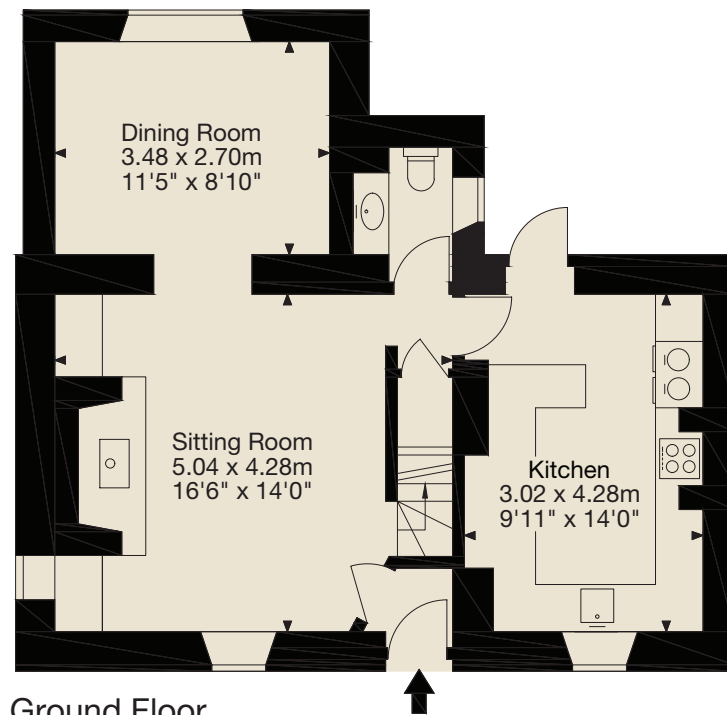
Gross Internal Area (Approx.)

Main House = 96 sq m / 1,033 sq ft

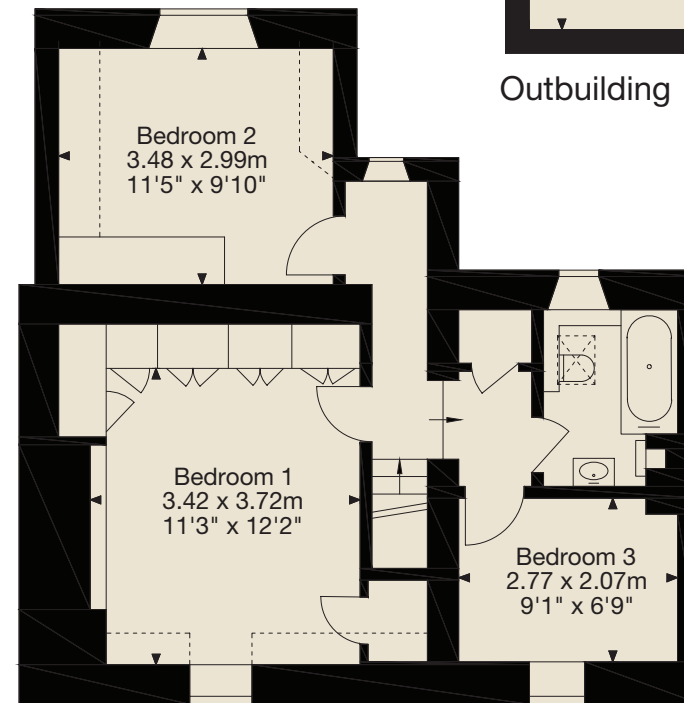
Outbuilding = 28 sq m / 301 sq ft

Total Area = 124 sq m / 1,334 sq ft

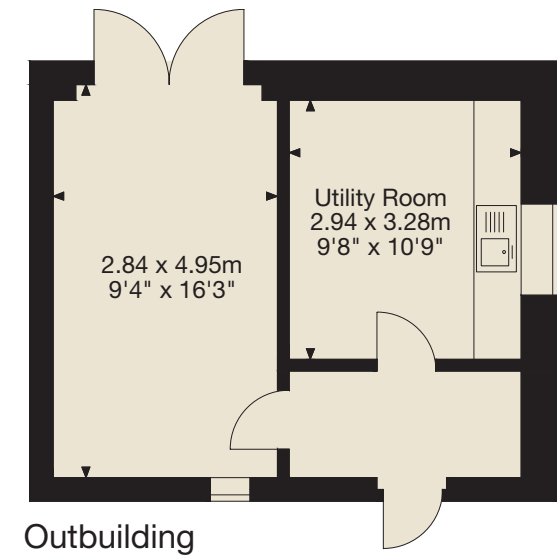
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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.



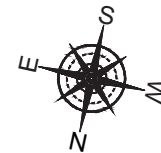
Ground Floor



First Floor



Outbuilding





VIEWINGS

Please telephone Butler Sherborn, Cirencester office
T 01285 883740 or The London Office T 0207 839 0888.
E cirencester@butlersherborn.co.uk

DIRECTIONS (GL7 5TZ)

what3words: ///golden.known.mankind
(to the village hall)

There is parking at the Village Hall in School Lane. Walk over the stone river bridge and turn left on the riverside path to Cavanbah.

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