

LITTLE END SOUTH CERNEY



WHITAKER
SEAGER



21, SCHOOL LANE, SOUTH CERNEY, CIRENCESTER, GL7 5TY

A TWO BEDROOMED END OF TERRACED COTSWOLD STONE COTTAGE PACKED WITH CHARACTER FEATURES, WITHIN EASY ACCESS OF THE VILLAGE CENTRE.

The property

We are delighted to offer for sale this two bedroomed Cotswold Stone character cottage, which is located in the much sought after village of South Cerney. The property boasts easy access to the range of village amenities and it represents an excellent opportunity to live in the heart of this vibrant community. The property benefits from double glazing, gas central heating and has an attractive feature fireplace with open fire. Properties in this location rarely become available and we would strongly urge booking an early viewing. As you approach the property via the gravel driveway will first notice the stable style entrance door. From here you access the

hallway and through into the sitting room with its feature fireplace, exposed beams and windows over the front aspect. There is a further doorway into the Kitchen/Dining room with its range of built in wall and base level storage units and built in appliances. There is also ample space for a dining table and French doors lead out to the rear garden. Stairs rise from the sitting room to the first floor landing and from here doorways open through to the main bedroom with its front aspect over the garden and river beyond, as well as the second bedroom with its built in storage. Finally, there is a well appointed modern family bathroom, with walk in shower.





Guide price
£420,000

- *Entrance Hall*
 - *Sitting Room with Feature Fireplace*
 - *Kitchen/Dining Room*
 - *Two Double Bedrooms*
 - *Family Bathroom*
 - *Generous Rear Garden*
 - *Front Garden*
 - *Off Road Parking*
 - *Picturesque Views*
 - *Walking distance of the Village*
-

WITHIN EASY REACH...

Cirencester - 4.2 miles

Swindon - 15.3 miles

Kemble Railway Station - 4.8 miles

Gloucester - 22.8 miles

Cheltenham - 19.3 miles

M4 Junction 16 - 12.1 miles

Outside

To the front of the property there is an area of off road parking on the gravelled driveway. There is also a lawned area with Cotswold stone staddle stones at its edge and from here you can enjoy the tranquil views over the River Churn and towards the village beyond. The rear garden benefits from a paved patio area which is bordered by a raised shrub bed and this would be an ideal place from where to enjoy a spot of alfresco dining. From here, steps lead up to a further paved terrace which gives access to a lawned area, with its borders stocked with mature trees and shrubs. At the far end of the garden there is a wooden pergola and log/utility storage area along with a gate allowing the property a side access.

Situation

South Cerney is believed to be the largest village in Gloucestershire; it sits on the banks of the River Churn between the market town of Cirencester known as 'the Capital of the Cotswolds' and Swindon. It has a thriving community and abundance of facilities and amenities including:- Ann Edwards Church of England primary school, Church of All Hallows parish church, several pubs, a couple of small supermarkets, post office, hairdressers, dentists, pharmacy, Indian take away and a fish & chip shop. Cotswold Water Park is made up of 140 lakes and offers extensive water based activities. On the outskirts of the village there is also a 18 hole golf course. Fenton's community centre and the village hall are host to a plethora of clubs.



Approximate Gross Internal Area = 73.1 sq m / 787 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1034676)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

Useful Information

Tenure: Freehold

Postcode: GL7 5TY

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Cotswold District Council. Council Tax Band D and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

