





## 35 Meadow Way, South Cerney Cirencester, Gloucestershire.

### Directions

Please use the postcode GL7 6HY or call the office at any time for detailed directions from your location.

### Summary

Tucked away at the end of a quiet and highly regarded close, this detached chalet bungalow has been thoughtfully improved and reimagined to create a bright, spacious and incredibly flexible home.

At its heart is a stunning kitchen, dining and family space, filled with natural light from above and behind, with doors opening directly onto the garden. Balanced by a comfortable living room with wood burner, generous bedrooms across both floors, and excellent parking with garage, it is a home that quietly overdelivers in both space and versatility, in one of South Cerney's most consistently popular positions.

### Step inside

A welcoming entrance hall sets the tone, offering a natural flow through the ground floor. To the left, the living room is a comfortable and well-proportioned space, centred around a wood burning stove and a large front window that brings in plenty of natural light.

Moving through, an inner hall with stairs rising to the first floor leads you into the real heart of the home. The kitchen, dining and family space is exceptional, bright, open and designed for modern living, with roof lantern window above and bifold doors opening out to the garden. It is a space that works just as well day to day as it does for entertaining.

A separate utility room adds practicality, keeping the main living space clean and uncluttered.

The ground floor bedroom suite sits to the rear, enjoying a peaceful outlook over the garden, complete with a dressing area and ensuite shower room. A further room offers flexibility as a home office or fourth bedroom, depending on requirements, and the main bathroom completes the ground floor.

Upstairs, two further bedrooms both benefit from built in wardrobes and useful eaves storage, making this an ideal layout for families, guests or multi-generational living.

### Step outside

To the front, a large block paved driveway provides generous off-road parking and leads to the garage, which benefits from light, power and a door through to the rear garden.

The rear garden is enclosed and designed for ease of maintenance, with a spacious patio directly off the house creating an ideal area for outdoor dining and entertaining, while the main lawn offers plenty of usable space for families or simply enjoying the setting.

### Area insight

Positioned at the end of a quiet close, this is one of those spots within South Cerney that rarely comes available and is consistently sought after for its sense of space and established feel.

South Cerney itself offers an excellent range of day-to-day amenities including a Co-op, One Stop, doctors surgery, pharmacy, primary school, and a selection of well-regarded pubs, all supported by a strong and active community. The village sits within the wider Cotswold Lakes area, offering immediate access to open countryside, walking routes and leisure opportunities, while remaining well connected via the A417 and surrounding road network. Kemble station is approximately four miles away, providing direct services to London Paddington.

### Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

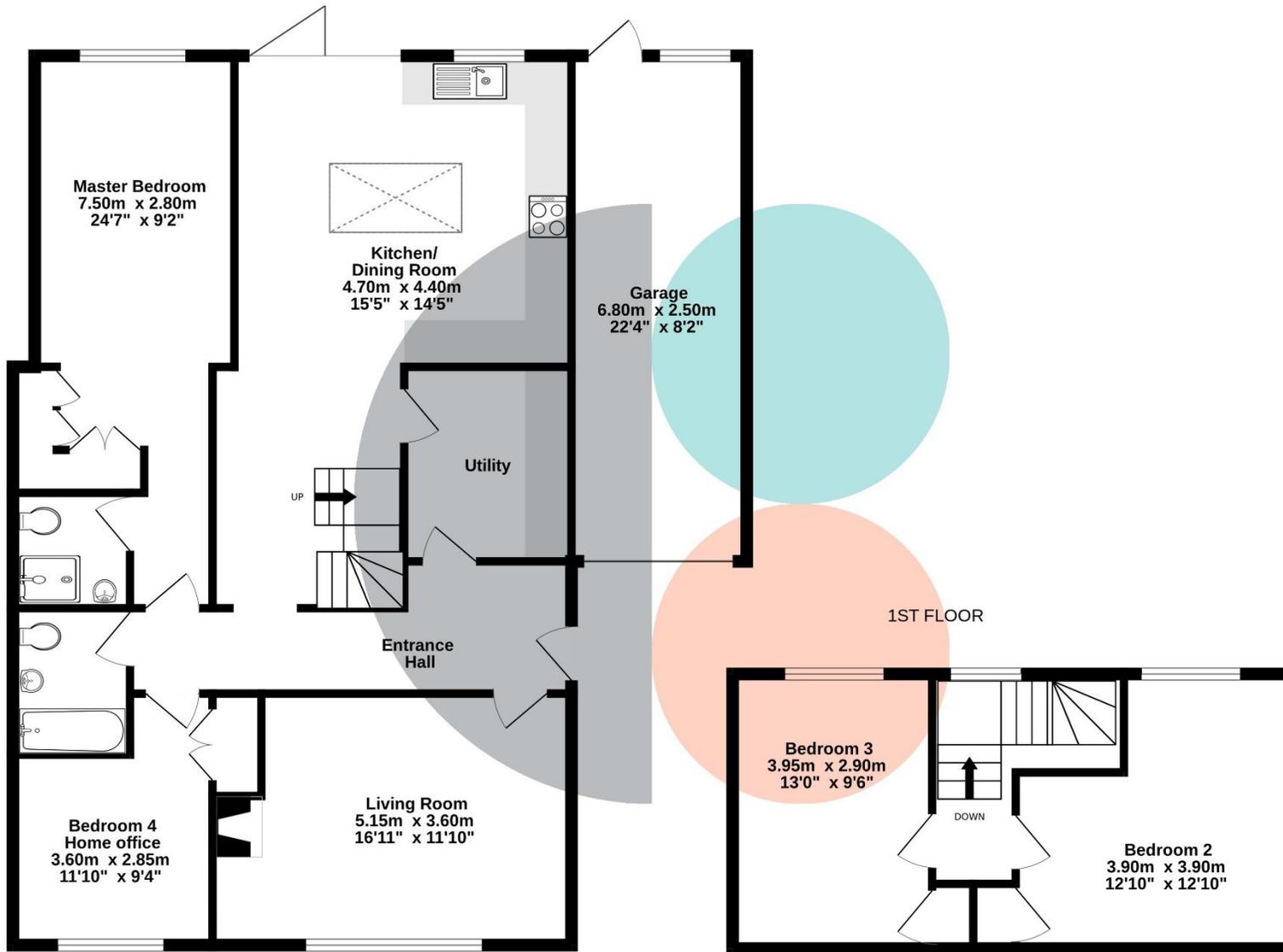
### Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

### Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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