



**Tree View, South Cerney, Gloucestershire, GL7 5RF**  
**Chain Free £640,000**

**Cain & Fuller**

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**Cain & Fuller**

A unique opportunity to acquire a distinctive detached family home located in The Limes a small cul de sac development of high quality properties located in the very heart of South Cerney village close to all of the facilities and amenities that the village has to offer, including a range of three Cotswold public house, range of shops and a popular primary school. The accommodation offers well proportioned light living space presented in excellent condition throughout with many rooms being dual aspect over looking the secluded front and rear gardens. The property is positioned with one other house in a secluded corner with five bar gated pedestrian and vehicular access ideal for small animals or young children. The gardens are private and enclosed with the benefit of a large double garage to the side of the house with parking to front. We are able to bring this property to the market in a chain free position and urge early viewing through the vendors sole agent Cain & Fuller in Cirencester.

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### **South Cerney**

The village of South Cerney has a range of local amenities including a newsagents, Co Op general store, hairdressers, a fish and chip shop, an Indian restaurant/takeaway, pharmacy and a dental , doctor surgery. There are three public houses in South Cerney, The Old George, The Royal Oak and The Eliot Arms Hotel. There is a Village Hall and Fenton's Community Centre. It is located in the heart of the Cotswold Water Park with a large range of water based activities on offer including education lake and Golf course

### **Nearby Cirencester**

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

### **Description**

Entrance door leading to open plan reception hallway with access to downstairs cloakroom and useful study area ideal for those who may work from home. The house benefits from dual aspect main living space with a large main lounge with ample space for soft furnishings and benefiting from glazed double doors opening onto the secluded rear garden. To the other side of the house there is an extensive kitchen/dining/family room, a large and inviting living space benefiting from an extensively fitted kitchen area with selection of storage and built-in appliances with large picture window to the rear garden. To the front aspect of this space there is an open plan dining/family space with space for large dining room table and attributing furniture. To the rear corner a good sized utility room leads to the rear garden. The first floor benefits from three large well proportioned bedrooms with a selection of storage. Of special mention is the well proportioned master bedroom with access to en suite shower room, a large and impressive living space. An attractive and light open landing leads to an additional family bathroom. The house is presented in excellent condition throughout and benefits from a gas fired central heating system complemented by double glazed windows. Many people have extended their accommodation in this area we feel a loft conversion would give a further two bedrooms to the accommodation and maybe possible subject to the correct building regulation and planning permission from the local council planning office.

### **Outside**

The property owns a substantial driveway to the front and side of the house, the neighbouring house has access to the front onto its own land. To the side of house there is a detached double garage with parking to front, side gated access to the rear garden. The rear garden is fully enclosed providing a secure environment for small animals or young children with good access to the house and personal door leading to the detached double garage.

### **Double Garage**

Detached double garage with power and light, good eaves storage, two doors to front one with electrification, personal door leading to rear garden. The garage measures 5m x 5m internally.

### **Council Tax**

Band E

### **Viewing**

Through Cain and Fuller in Cirencester

### **Tenure**

Freehold

### **Agents Note**

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.





GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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