



**17 Willow Grove, South Cerney, Cirencester, GL7 5UU**  
**Asking Price £398,500**

**Cain & Fuller**

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**Cain & Fuller**

17 Willow Grove, South Cerney offers prospective purchasers a superb opportunity to acquire a flexible semi detached home located in one of the area's most sought after villages. The accommodation has benefited from some recent refurbishment by the present vendor works include rewiring, new modern contemporary fitted kitchen with selection of appliances, re plastering and new decoration to many rooms with new flooring to most areas. The bungalow has a series of uPVC double glazed windows and doors to complement the gas fired central heating. The property is located in the corner of this quiet sought after area and as such benefits from well tended and secluded rear gardens boasting a sunny orientation. Many people have further extended their homes in Willow Grove this would be possible subject to planning permission approval. Bungalows in South Cerney are rarely available we recommend early viewing through Cain and Fuller in Cirencester.

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### **South cerney**

South Cerney has a range of local amenities including a Post Office, Co Op general store, doctors, hairdressers, a fish and chip shop, an Indian restaurant/takeaway, pharmacy and a dental 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. Both the M4 at Swindon and the M5 at Gloucester/Cheltenham are within easy commuting distance. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.

### **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.

### **Outside**

The property occupies a corner plot with lawned gardens to front, side and rear. The rear garden is fully enclosed and benefits from a high degree of seclusion with patio to the rear of the bungalow. There is access to the single garage and side gated access to the front garden. The rear garden creates a safe and secure area for small animals or young children.

### **Mobile and Broadband**

We recommend purchasers go to Ofcom for further details

### **Single Garage**

Single garage located to the rear of the plot

### **Viewing**

Through Cain and Fuller in cirencester

### **Tenure**

Freehold

### **EPC**

Band C

### **Council tax**

Band C

### **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.

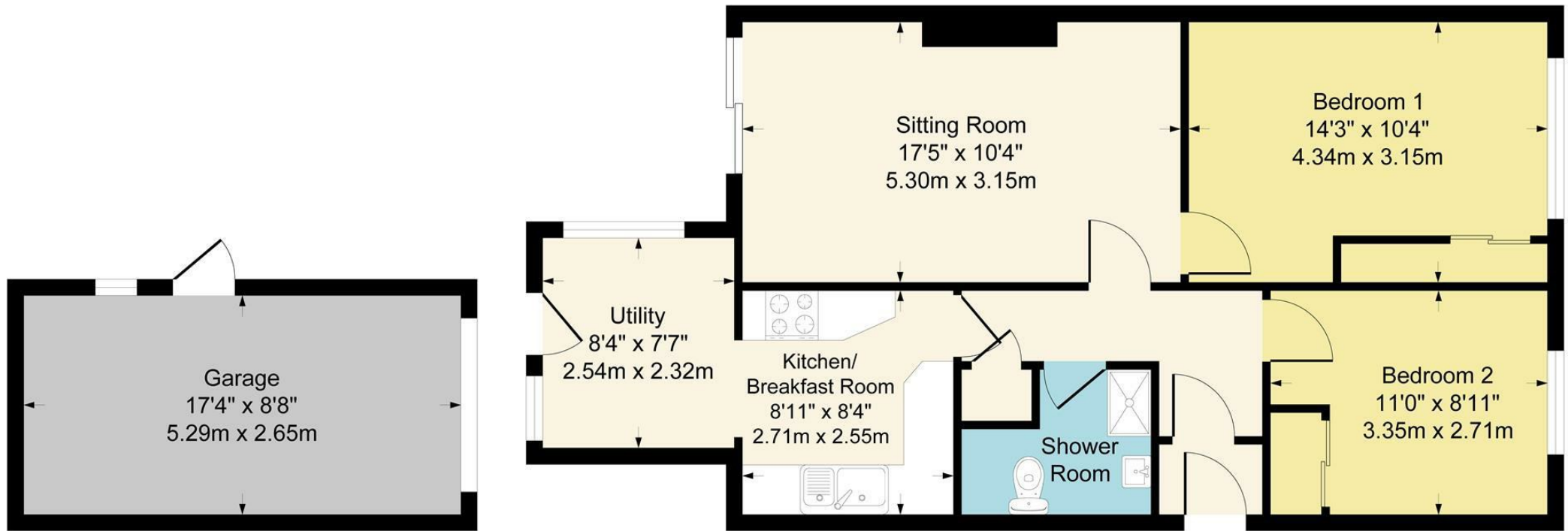




**Approximate Gross Internal Area = 691 sq ft - 64 sq m**

**Garage Area = 151 sq ft - 14 sq m**

**Total Area = 842 sq ft - 78 sq m**



**Garage**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.