



BARAKA LODGE

CERNEY WICK, GLOUCESTERSHIRE



Baraka Lodge

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Cerney Wick, Gloucestershire

An exceptional country property with a studio,
generous gardens and grounds and a lake.

BARAKA LODGE

Ground Floor: Entrance hall • Inner hall • Drawing room • Sitting room opening to the garden room
Kitchen/breakfast room • Dining room • Main bedroom with walk in wardrobe and bath and shower room
Double bedroom • Bathroom • Boot room • Utility room • Cloakroom

First Floor: Four bedrooms, Shower room

STUDIO

Ground Floor: Kitchen • Sitting room • Dining room • Study, Bathroom

First Floor: Two bedrooms • Games room

OUTSIDE

Driveway with gate • Ample parking • Garage
Wine store • Garden store • Generous grounds • Lake • Mature trees and planting

IN ABOUT 9 ACRES

Butler
Sherborn



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DESCRIPTION

Situated on the edge of the popular village of Cerney Wick, Baraka Lodge is a substantial detached country house set within approximately 9 acres of established gardens, grounds and a lake.

The property was purchased by the current owners in 2003 and subsequently underwent a comprehensive programme of renovation and extension, completed in 2006. The result is a well-designed family home that combines contemporary styling with practical living space, while making the most of its exceptional setting. Whilst the house is well presented, there is scope for a new owner to update as they so wish.

Extending to over 7,395 sq ft, the accommodation is arranged around a series of generous reception rooms, all enjoying excellent levels of natural light and attractive views across the grounds. At the centre of the house is a large kitchen opening to the sitting room and garden room, providing an ideal space for both day-to-day family life and entertaining. The drawing room and dining room offer further versatile living space, with extensive glazing creating a strong connection to the surrounding gardens.

The bedroom accommodation is arranged over two floors and offers a flexible layout. The principal bedroom suite is on the ground floor and benefits from a dressing room and en suite, while the remaining bedrooms are well-proportioned and served by a range of bath and shower rooms.



STUDIO

In addition to the main house, there is a substantial detached studio. Arranged over two floors, it provides highly adaptable accommodation with a variety of potential uses, including guest accommodation, home working, or ancillary family accommodation.

GARDENS & GROUNDS

The grounds are a particular feature of the property. A long private driveway leads to the house, which sits comfortably within its plot and enjoys a high degree of privacy. The gardens have been carefully maintained and include extensive lawns, mature trees, established planting, and a number of seating areas. The lake provides an attractive focal point and enhances the overall setting. There is walking available straight from the rear of the garden onto the old railway line.



Pubs

The Crown in Cerney Wick
Eliot Arms, South Cerney 1.5 miles
Red Lion, Castle Eaton 4 miles



Schools

Ann Edwards, South Cerney 1.5 miles
Ashton Keynes Primary School 2 miles
Kingshill School 6 miles
Hatherop Castle 8 miles



Towns & Villages

South Cerney 1.5 miles
Cricklade 4.5 miles
Cirencester 7 miles



Train stations

Kemble 7 miles
Swindon 12 miles



SERVICES

Baraka Lodge: Mains electricity. Oil central heating. Underfloor heating to all ground floor plus bathrooms. Bore hole for water. Private Klargester. Gigaclear. Security alarm.

The Studio: Shares house services water / oil / and drainage, although has the ability to separate electricity usage. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Main House – Band G
Studio – Band C

EPC

Band D

VIEWINGS

Viewings strictly by appointment only. Please telephone Butler Sherborn Cirencester Office 01285 883740 or cirencester@butlersherborn.co.uk

DIRECTIONS (Postcode GL7 5QH)

Coming into Cerney Wick southbound from the Spine Road East, continue past the pub on the left-hand side and all the way out the far side of the village. The driveway to Baraka Lodge is positioned over the bridge on the left hand side.

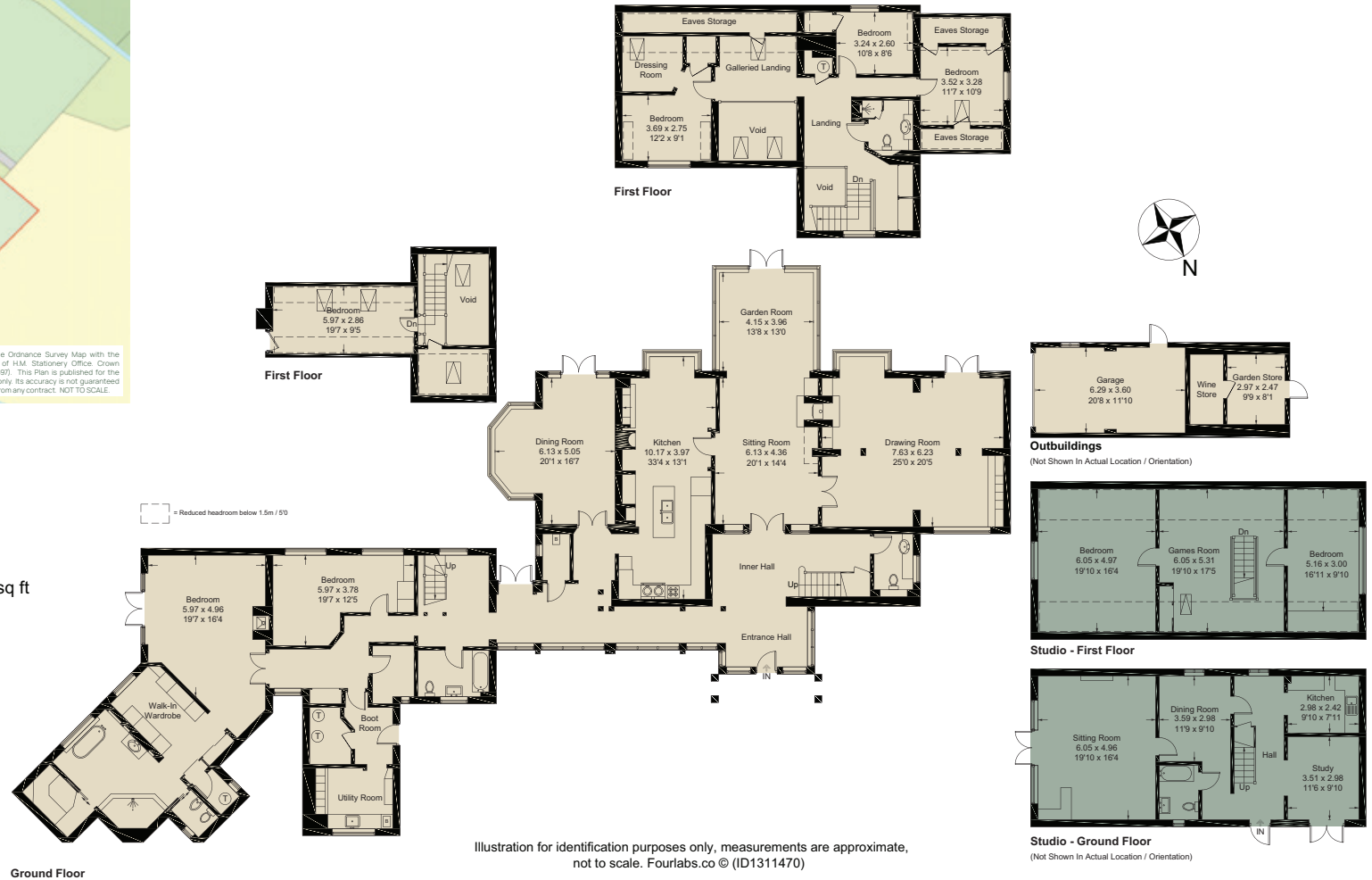
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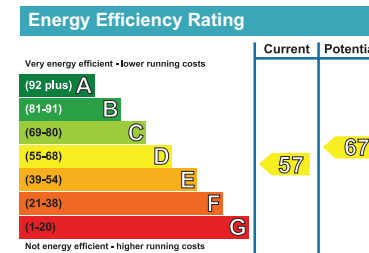


Baraka Lodge

Approximate Gross Internal Area = 489 sq m / 5264 sq ft
Outbuildings = 198 sq m / 2131 sq ft
Total = 687 sq m / 7395 sq ft



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