



4 EDWARDS COLLEGE

SILVER STREET, SOUTH CERNEY, GLOUCESTERSHIRE

Cirencester 4.6 miles, Swindon 13 miles,
Kemble Station 4.9 miles
(London Paddington from 69 minutes)
(All distances and times are approximate)

**A mid-terrace Grade II Listed
character property set in a parkland
setting with parking and garden**

Ground Floor: Entrance hall • Kitchen/breakfast room
Sitting room opening to dining room
Cloakroom • Utility room

First Floor: Two double bedrooms • Bathroom

Second Floor: Double bedroom • Bathroom

Outside: Front terrace garden • Rear shared courtyard
Private rear garden • Parking space

Butler 
Sherborn

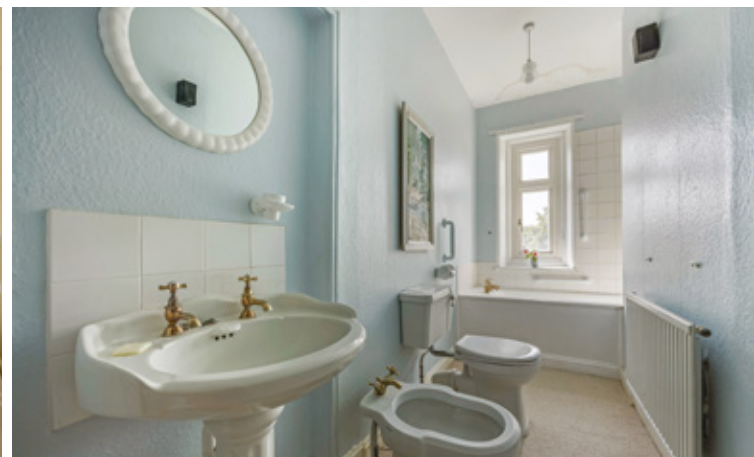
Cirencester Office

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DESCRIPTION

Constructed in 1837 as a terrace of twelve almshouses, Edwards College was founded by Anne Edwards to provide accommodation for widows of the clergy. Today, the Grade II Listed terrace remains an excellent example of Tudor Gothic architecture set in an enchanting parkland setting.

Number 4 occupies a central position within the terrace and offers well-proportioned accommodation arranged over three floors. The property retains many original features albeit now offers scope for a new owner to update as they so wish. The accommodation is deceptively spacious and includes two open plan reception rooms, a cloakroom and a well-appointed vaulted kitchen/breakfast room with a useful utility room. On the first floor are two double bedrooms served by a family bathroom, whilst the principal bedroom occupies the second floor and benefits from an en suite bathroom.

To the front, a covered loggia offers a sheltered seating area with lovely views across the open parkland. At the rear of the property is a courtyard shared with the neighbour, along with a detached private terrace garden planted with established plants and offering space for entertaining. Each property within Edwards College enjoys the benefit of an allocated parking space plus approximately an acre of shared parkland.

SITUATION & AMENITIES

South Cerney is a beautiful Cotswold village with an active community and extensive amenities including a parish church, primary school, café, general stores, restaurant, golf course, tennis courts, football field, three pubs, dentist and doctor's surgeries, and veterinary surgery.

Cirencester has a broad range of shops and services, with several supermarkets including Waitrose, and a variety of independent boutiques, pubs and restaurants, a leisure centre, an outdoor pool, and a hospital.

For the commuter there is dual carriageway access to both the M4 (Junction 15) and the M5 (Junction 11a). There is also a regular train service from Kemble to London Paddington taking approximately 69 minutes.

SERVICES

Mains gas, water, drainage and electricity. Gas fired central heating. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

COMMUNAL CHARGE

There is an annual payment contribution towards the mowing of the lawn to the front of the house and the parkland. The charge for 2025 was £50.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings may be available by separate negotiation.

TENURE

Freehold with vacant possession

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band E

EPC

Band E





VIEWINGS

Viewings strictly by appointment only. Please contact Butler Sherborn, Cirencester office on 01285 883740 or cirencester@butlersherborn.co.uk

DIRECTIONS (GL7 5TR)

Edwards College is located on Silver Street in South Cerney.

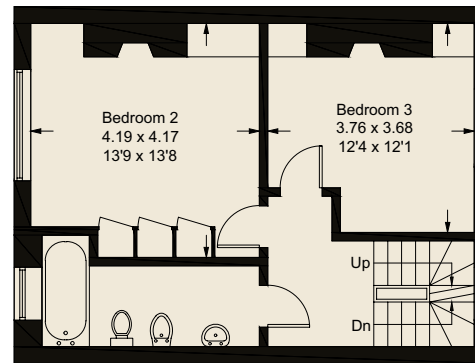
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Parking space: [///tile.bonkers.bitter](#)

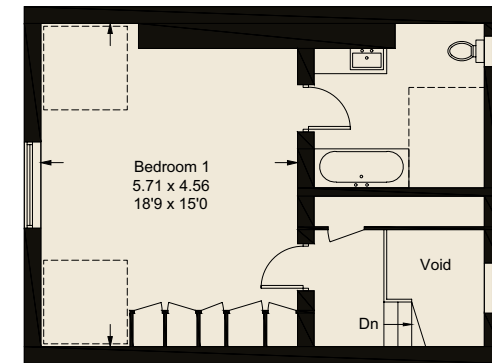
Number 4 front door: [///screamed.cushy.trombone](#)

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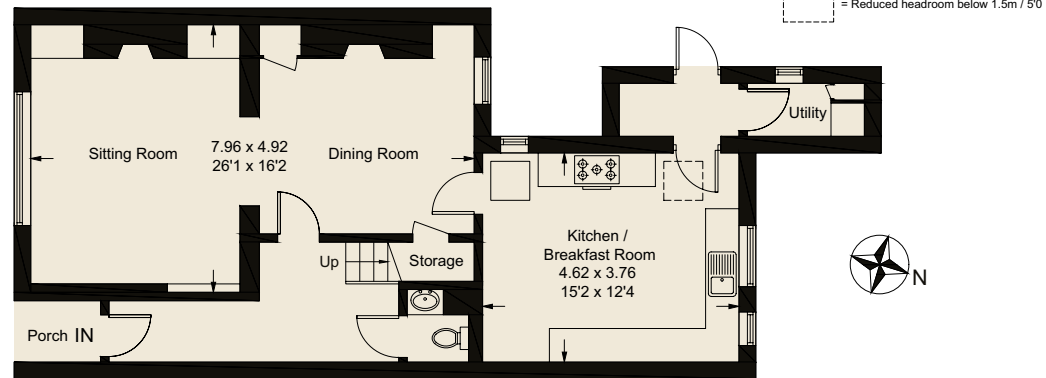
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First Floor



Second Floor



Ground Floor

Approximate Gross Internal Area = 156.8 sq m / 1688 sq ft
(Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322609)

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