

Sudeley Drive, South Cerney, Gloucestershire.

Offers in Excess of £550,000









23 Sudeley Drive, South Cerney, Cirencester, Gloucestershire.

Directions
Please use the postcode GL7 5XN or call the office at any time for detailed directions from your location.

Summary
A substantial four bedroom detached home tucked away in a quiet South Cerney close, offering far more space than first impressions might suggest. Extended to create a huge living room alongside separate dining and breakfast areas, it also has driveway parking and a wonderfully established rear garden. Comfortable as it stands, there is plenty of scope to update and make this generous family home entirely your own.

Step inside
The entrance hall gives access to the principal ground-floor rooms, with stairs rising to the first floor with a storage cupboard below, and a useful cloakroom with wc, and wash hand basin.
The standout room is undoubtedly the living room. Extended to create an exceptional amount of space, it measures around 7.5 metres by 5.8 metres at it's largest points, and easily accommodates several distinct seating areas. A feature fireplace provides a focal point, while large windows and doors towards the garden bring in plenty of natural light.
To the left of the hall is a separate dining room, a good-sized space that could equally lend itself to a home office, snug or playroom depending on how you want the house to work.
To the right is a generous breakfast room, providing another useful everyday living space with a door to a courtyard area of garden, and linking naturally with the kitchen via a large opening.
The kitchen itself offers an extensive range of fitted cabinetry, work surfaces, integrated ovens and plenty of room for the usual appliances. It is practical, bright and well connected to the rest of the ground floor, while also offering obvious potential for someone looking to create a more contemporary kitchen and family space in the future.
Upstairs, the landing leads to four bedrooms and the family bathroom. The principal bedroom is a particularly generous double with a full run of fitted wardrobes, while the remaining three bedrooms are all useful rooms rather than token extras, making the layout well suited to family life, guests or working from home.
The bathroom is fitted with a bath, WC and wash hand basin.

Step outside
The property is set back behind a gravelled driveway providing off-road parking, with established planting giving the frontage a softer and more private feel.
To the rear is a wonderfully mature garden that is significantly larger than you might expect from the front of the house. A paved terrace sits immediately outside the property, creating space for seating and outdoor dining, before the garden opens into lawn, mature trees, established shrubs and planting.
It has clearly been loved by a keen gardener over the years and offers plenty for the next owner to work with, whether they want to preserve its established character or gradually simplify and reshape it.

Area insight
South Cerney is one of the area's most popular villages, combining a strong community with a particularly useful range of everyday amenities.
The village has shops, pubs, schooling and plenty of opportunities to enjoy the surrounding countryside, while the wider Cotswold Lakes area is right on the doorstep for walking, watersports and leisure.
Cirencester is only a short drive away, while straightforward access to the A419 makes Swindon, Cheltenham and the wider road network easily accessible. The mainline station at nearby Kemble sees regular trains to London Paddington in just over an hour.
For anyone wanting village life without sacrificing convenience, South Cerney continues to be a very easy place to live.

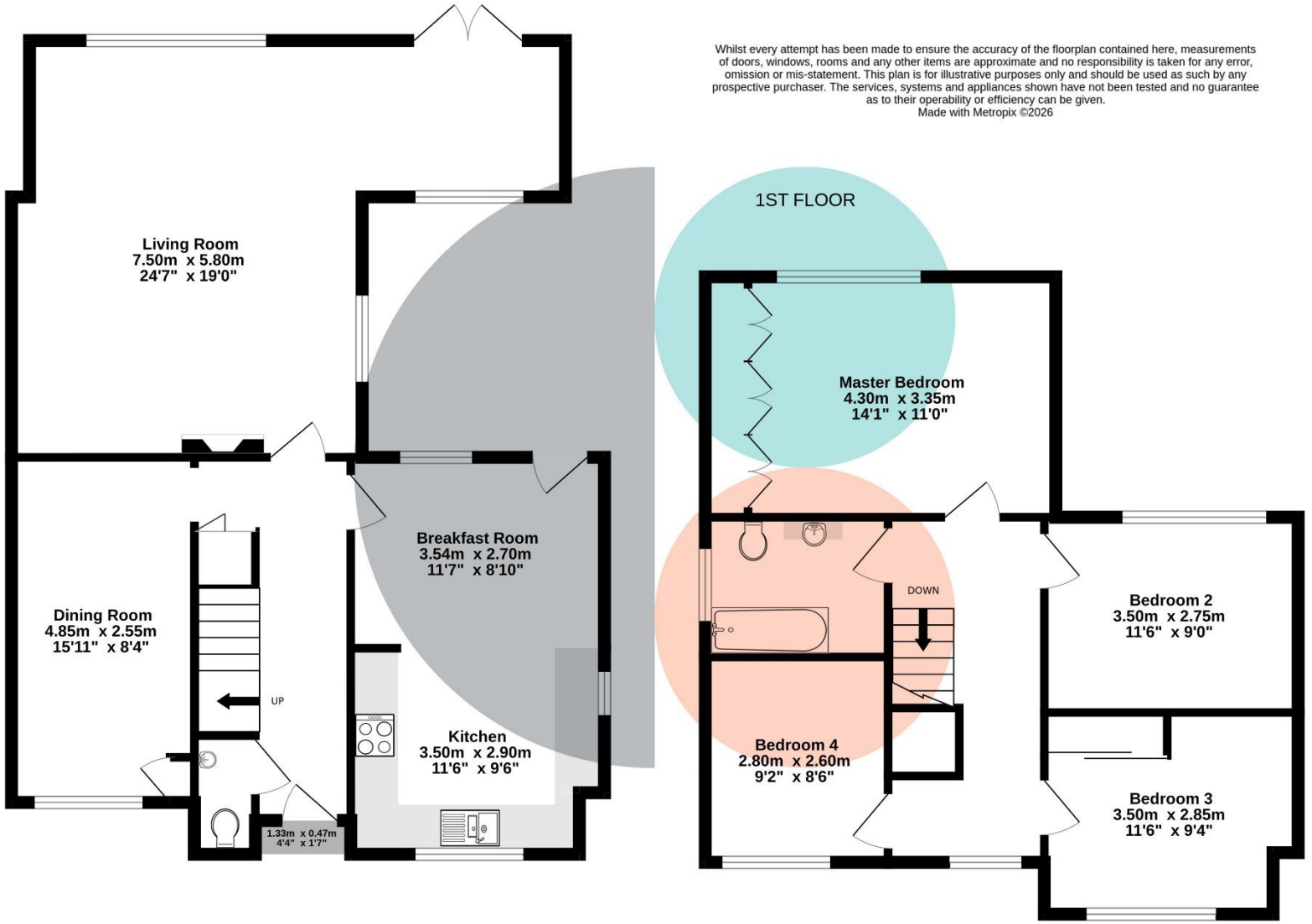
Viewing
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

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.

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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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1ST FLOOR









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