



Lakeside, South Cerney, Gloucestershire.

Offers in Excess of £700,000

11 Lakeside, South Cerney, Gloucestershire.

Directions

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

Summary

Positioned within one of the village's most desirable and peaceful closes, this beautifully situated home enjoys an open rear outlook with far-reaching views across surrounding landscape and the Cotswold Lakes beyond.

The setting is what immediately sets it apart. Quiet, established and rarely available, it offers a genuine sense of privacy while remaining firmly connected to village life.

From inside the house, the rear aspect draws the eye outward, creating a feeling of space and calm that is increasingly hard to find. Well balanced and thoughtfully arranged, the property provides generous and versatile accommodation in a location that combines village charm with excellent day-to-day convenience and strong transport links.

It is the kind of position buyers wait patiently for, and quickly recognise when it becomes available.

Step inside

A storm porch opens into a welcoming entrance hall that immediately feels practical and well considered. There is a large storage cupboard for coats and everyday essentials, stairs rising to the first floor, and internal access through to the integral garage.

The ground floor has been thoughtfully remodelled by the current owners and the result is a layout that feels both sociable and purposeful. Straight ahead sits the true heart of the home: a full-width family room and kitchen stretching across the rear of the property. This is a space designed for modern living. Distinct areas for sitting and dining are comfortably arranged around a feature fireplace, creating warmth and atmosphere without compromising openness. Doors open directly onto the garden, allowing the attractive rear aspect to become part of daily life. The kitchen is finished to a high standard, fitted with a comprehensive range of cabinetry and integrated appliances, and centred around a substantial breakfast bar. It is equally suited to busy weekday mornings as it is to entertaining friends.

To the front of the house, a further reception room is currently used as a home office. Its proportions and position make it equally suitable as a snug, playroom or more formal sitting room, offering valuable flexibility as needs evolve.

A neatly presented cloakroom with WC and wash hand basin completes the ground floor. On the first floor, the landing provides access to the second floor and incorporates a cleverly designed utility cupboard with plumbing and shelving for a washing machine and tumble dryer, keeping practical elements discreetly tucked away.

The principal suite is particularly impressive. The bedroom is well proportioned and enjoys an elevated rear outlook across open landscape and water beyond, creating a genuine sense of space. A dedicated dressing room offers extensive built-in storage and leads through to a generous en-suite bathroom fitted with a double-ended bath, twin wash basins, WC and a large shower enclosure.

The second bedroom also benefits from built-in wardrobes and the same attractive rear aspect. A third double bedroom, currently arranged as an additional reception space, offers further versatility.

The family bathroom is well appointed, fitted with a double-ended bath, separate shower enclosure, WC and wash hand basin, mirroring the quality seen throughout the home.

The second floor adds another layer of flexibility. A large study or dressing room with built-in wardrobes and useful eaves storage leads through to a further double bedroom. Three substantial skylight windows flood this level with natural light and frame an even broader outlook across the surrounding landscape, reinforcing the home's lakeside position.

Step outside

To the front of the property, a generous block-paved driveway provides parking for several vehicles and leads to the integral garage, complete with electric roller door, light, power and internal access to the hallway. It is both practical and neatly presented.

Gated side access leads through to the rear garden, which is primarily laid to lawn and enjoys a pleasing sense of openness behind. A substantial patio adjoins the house, including a more sheltered walled seating area that works particularly well for outdoor dining and evening entertaining.

The garden extends outward with space for family use, while the natural banking beyond the boundary helps create separation and privacy. A children's play area has been thoughtfully incorporated into the bank, making good use of the landscape without compromising the main lawned space.

To one side of the property is a useful additional storage area, and there is gated access to the rear boundary.

A hot tub is available by separate negotiation for those wishing to enhance the entertaining aspect further.

Area insight

Positioned at the end of a quiet and established close, the property enjoys one of the more peaceful settings within this highly regarded village.

South Cerney is widely considered one of the most desirable villages in the area, offering an excellent balance of community atmosphere and day-to-day convenience. Within the village itself you'll find a Co-op, One Stop, chemist, doctors' surgery, dentist, primary school, three well-regarded pubs and two churches — all contributing to a genuinely self-sufficient setting.

Beyond the practicalities, there is a thriving and vibrant community with a wide range of clubs, leisure groups and organisations, creating the kind of environment people quickly feel part of.

The village sits within the sought-after Cotswold Lakes area, surrounded by beautiful countryside and open water, yet remains exceptionally well connected. The nearby A417 provides straightforward access to the wider road network, while Kemble Station, approximately four miles away, offers a direct service to London Paddington.

It is this combination of setting, community and connectivity that makes South Cerney consistently in demand.

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.



