



**Inglenook Cottage, 50 Dark Lane, North Cerney, Cirencester, GL7 7BZ**  
**Asking Price £765,000**

**Cain & Fuller**

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**Cain & Fuller**

Inglenook Cottage a quintessential Cotswold Stone Cottage presented in superb condition by the present vendors having benefited from extension and refurbishment in recent years and now offering a stunning period home in this highly sought after village to the north of Cirencester town in glorious Gloucestershire countryside. North Cerney is a village and civil parish in the English county of Gloucestershire, and lies within the Cotswolds, a range of hills designated an Area of Outstanding Natural Beauty. The village is 4 miles (6.4 km) north of Cirencester within the Churn valley. It was recorded as Cernei in the Domesday Book. Within the village there is a thriving primary school, well supported local public house and a village hall which hosts a large range of local clubs and associated social activities. Well situated for the commuter with road and rail links to all main business centre in the south west nearby. View this Cottage immediately on our VR MATTERPORT INTERACTIVE TOUR on this listing ! Properties of this quality are rarely available in this area we would record viewing to avoid disappointment, call Cain and Fuller in Cirencester.

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## North Cerney

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## 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

## Description

A stunning period cottage presented in superb condition by the present vendors, to the front elevation a large lounge focused around Cotswold Stone chimney with fitted Aga wood-burner,

classic cottage window to front with recessed seat and exposed ceiling timber. The dining room also to the front of the cottage boasts an attractive large Inglenook fireplace with fitted wood-burner, original cubby seat to side and stunning exposed beam. This room also benefits from a stone flag stone floor and cottage window to front with recessed seating, a room full of character. The hallway which runs through the cottage gives access to a useable Cellar and a downstairs cloak/shower room ideal for the growing family as well as rear door with excellent access to the rear cottage garden. The kitchen/breakfast room is located to the rear of the cottage and has been fully refurbished and refitted to a high standard by the present vendors, this light and stylish room benefits from a fully vaulted ceiling with selection of exposed timbers, additional skylights, window and back door to garden ideal for the growing family. To the first and second floor the cottage benefits from a selection of well proportioned double bedrooms with a range of built-in storage. A light and fresh white family bathroom servicing the bedrooms. There are further character features with exposed beams to many rooms and pleasant views onto the village and garden. The landing areas at both levels also offer mezzanine areas ideal space for a small desk or appropriate furnishings. The scale of the accommodation in this cottage is impressive, it is light and spacious and presented in excellent condition by the vendors.

## Outside

The front of the cottage boasts a low maintenance and attractive garden with a selection of small raised flower borders bounded by a Cotswold Stone dry stone wall to front and sides with pedestrian gated access and vehicle access to a gravelled parking area.

The rear garden offers residents a classic cottage style garden benefiting from a high degree of seclusion with a stunning countryside backdrop drop. The garden is predominantly laid to lawn with a selection of seating and entertaining areas accessed from a flagstone pathway from the rear of the cottage. A further winding path leads to the far reaches of the garden, bordered by established box hedging with a selection of specimen trees and established hedgerow. To the rear corner the present vendors have installed a large timber workshop/storage building ideal for storage. The rear corner of

the garden gives pedestrian access onto a country pathway leading to open farmland ideal for those who have dogs and children to exercise on a daily basis. Contained within the garden to the rear of the cottage is the garden office a stone building currently used as a workspace by the present vendors, perfect for those who work from home.

## Viewing

Through Cain and Fuller in Cirencester call Matthew Fuller for details.

## Mobile and Broad band

We recommend purchasers go to Ofcom for further details.

## Parking

There is off road parking on a gravelled driveway in front of the cottage with pathway to the entrance door.

## Tenure

Freehold

## Council Tax

Band E

## 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.

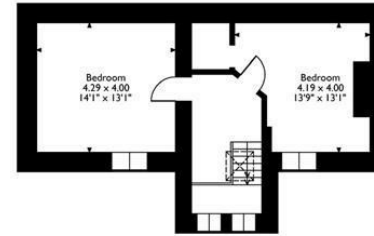
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.

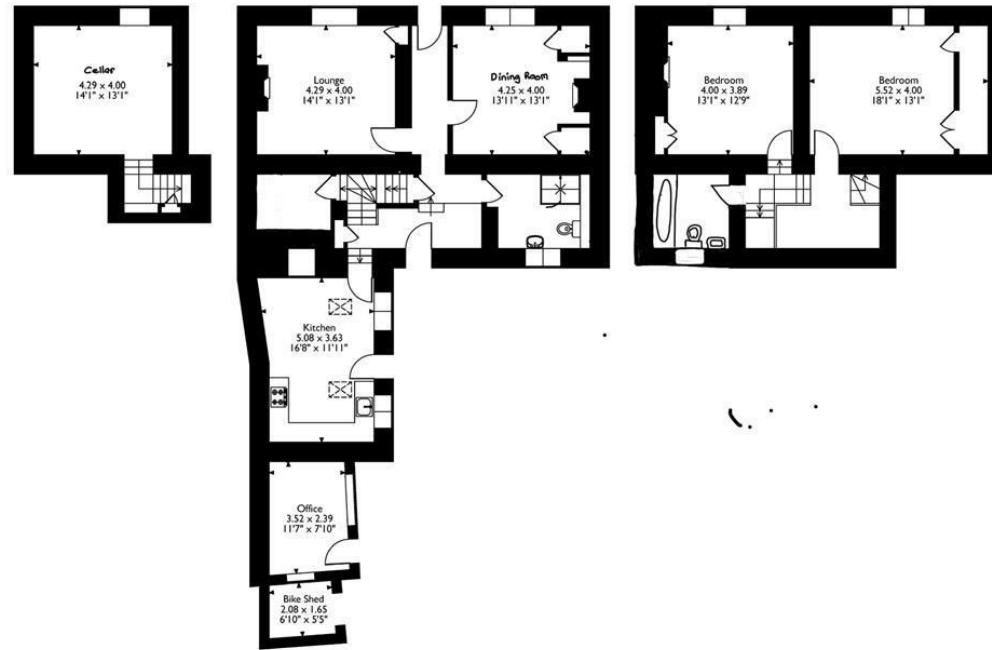




50, North Cerney, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
Main House = 209 Sq M/2249 Sq Ft  
Outbuilding = 12 Sq M/129 Sq Ft  
Total = 221 Sq M/2378 Sq Ft



Second Floor



Basemrnt

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.