



Oak Way, South Cerney, Gloucestershire.

Offers in Excess of £475,000



## 1 Oak Way, South Cerney Cirencester, Gloucestershire.

### Directions

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

### Summary

Positioned on a generous corner plot in the heart of South Cerney, this four bedroom family home offers excellent space both inside and out. With two reception rooms, a kitchen/breakfast room opening onto the garden, and four good size bedrooms including a principal with ensuite, it's a home designed for everyday living. Add in driveway parking, garage and gated vehicle access into the garden, and you have a property that combines flexibility, practicality and location.

### Step inside

A useful entrance porch leads through into the main hallway, setting the tone for a home that is both practical and well laid out. There is a downstairs cloakroom and stairs rising to the first floor.

The kitchen/breakfast room is a real hub of the home, offering plenty of storage, worktop space and room for a table, with patio doors opening directly out to the garden.

To the rear, the living room is a great size, filled with natural light and featuring double doors out to the garden, making it ideal for both everyday living and entertaining. Alongside this, a separate dining room provides flexibility, whether for formal dining, a playroom or even a home office.

Upstairs, there are four good size bedrooms. The principal bedroom benefits from built-in wardrobes and its own ensuite shower room, while the remaining bedrooms are well proportioned and served by a family bathroom.

### Step outside

The corner plot really sets this home apart, offering a sense of space that is hard to find. To the rear, the garden is enclosed and thoughtfully arranged with a mix of patio, lawn and planted borders, ideal for both relaxing and family use.

A particularly useful feature is the gated vehicle access into the garden, perfect for securely storing a motorhome, trailer or additional vehicles.

To the front and side, there is further gardens, whilst to the rear is driveway parking and a garage.

### Area insight

South Cerney remains one of the most sought-after villages in the area, offering a fantastic balance of day-to-day convenience and countryside living. There is a great selection of local amenities including shops, pubs, cafes and a well-regarded primary school, all within easy reach. The wider Cotswold Lakes are on your doorstep, offering walking routes, water sports and a real lifestyle appeal, while Cirencester is just a short drive away for a broader range of facilities.

It's a location that works just as well for families as it does for those looking to enjoy everything this part of the Cotswolds has to offer.

### 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.

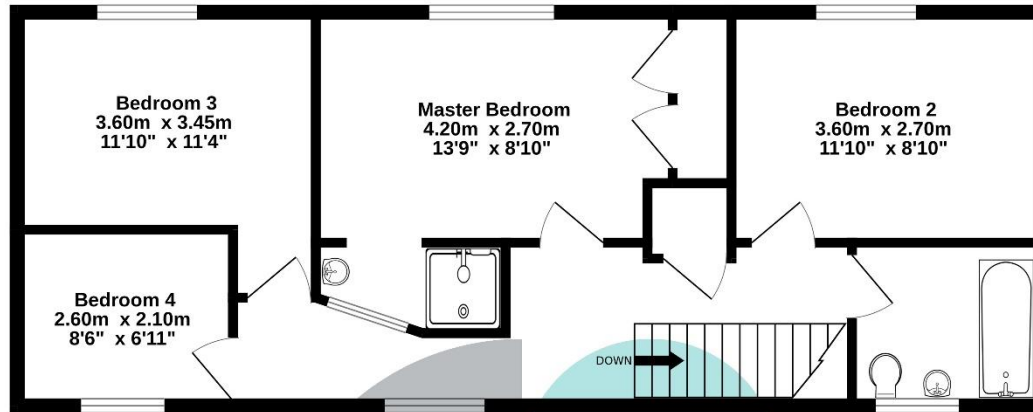
### Agents Note

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.

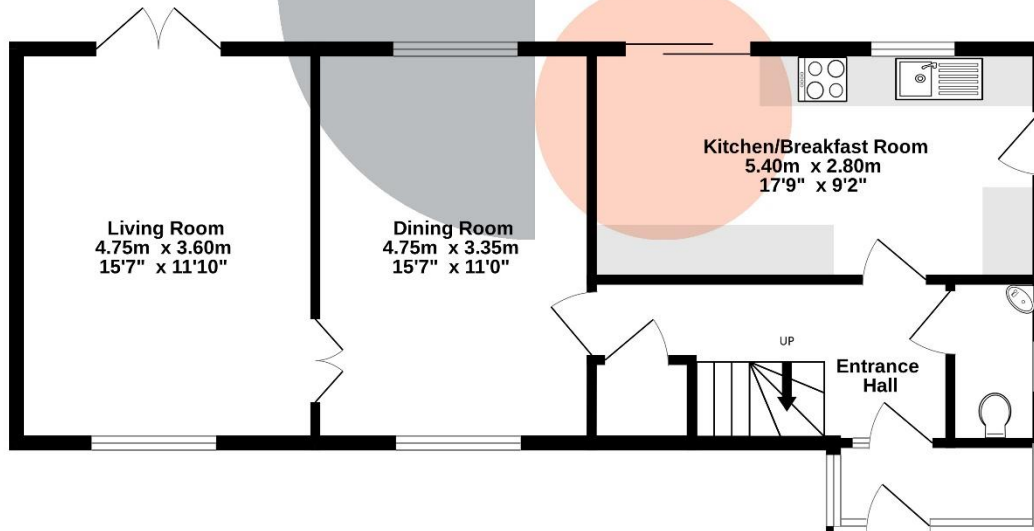
01285 885555    01793 750793  
hello@christianbenjamin.property

ChristianBenjamin.Property

## 1ST FLOOR



## 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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