

Christian Benjamin PROPERTY

High Street, South Cerney, Gloucestershire.

£700,000 Freehold









Heritage, High Street, South Cerney
Cirencester, Gloucestershire.

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

Summary
A substantial detached home in the very heart of South Cerney, offering spacious four bedroom main accommodation together with a completely self-contained annexe arranged over two floors. With generous reception space, a double garage, excellent parking and a landscaped low-maintenance garden, this is the kind of flexible village home that rarely comes along, perfectly suited to multi-generational living, guests, working from home or those needing space that can adapt.

Step inside
The main house is entered via a storm porch, leading into a welcoming entrance hall with stairs rising to the first floor, built-in storage and a useful cloakroom with wc and wash hand basin.
To one side is a generous living room, a comfortable and well-proportioned space with a feature fireplace providing a natural focal point. A door leads through to the dining room, creating a lovely flow for everyday family life as well as entertaining. Beyond the living room, double doors open into the garden room, giving the house another valuable reception space and a great connection out towards the rear garden.
The kitchen is fitted with a good range of storage and appliance space, with the adjoining utility area adding the all-important practical element. From here, there is also direct access into the double garage, which is a hugely useful part of the layout. Completing the ground floor is a separate study, ideal for working from home, homework, hobbies or simply keeping life organised.
To the first floor are four good size bedrooms and the family bathroom. The main bedroom benefits from built-in wardrobes and an en-suite shower room. The remaining bedrooms have built in storage and provide excellent flexibility for children, guests or further home working space.
The annexe is a real standout feature of the property. With its own front door and accommodation arranged over two floors, it feels properly independent rather than simply an extra room tacked onto the house, giving the whole property a level of flexibility that is increasingly hard to find.
On the ground floor, the annexe opens into a large kitchen/breakfast room, fitted with a range of storage and appliance space, while still leaving room for seating or dining. A rear hall provides access out to the garden, as well as to a shower room fitted with shower, WC and wash hand basin.
Upstairs are two further rooms and a separate cloakroom. The larger room is dual aspect and currently used as a bedroom/sitting room, while the second room has built-in storage and is presently used as a dressing room. Whether used for a family member, visiting guests, independent teenagers, working from home or as a potential income source, it is a superb addition to the home.

Step outside
To the front of the property is a small area of garden, with a gated side path leading through to the rear.
The driveway sits to the other side of the house and provides parking for several vehicles, as well as access to the double garage with electric door. The garage also links the main house and annexe, making it highly practical while still allowing the annexe to feel independent.
To the rear, the garden has been landscaped with ease of maintenance in mind, creating a private courtyard style space with gravelled areas, patios and attractive planting. It is an ideal setting for outdoor dining, morning coffee or simply enjoying a manageable garden without the constant upkeep.

Area insight
South Cerney is one of the most desirable villages in the Cotswold Lakes, combining a thriving village community with easy access to the lakes, countryside and everyday amenities.
The property sits right in the heart of the village, with local shops, pubs, walks and facilities all within easy reach. The location is particularly well suited to those who want village life without feeling cut off, with Cirencester close by for a wider range of shops, schools, restaurants and services.
For commuters, Kemble Station is within easy reach and provides rail links to London Paddington, while the surrounding road network gives good access towards Cirencester, Swindon, Cheltenham and the wider Cotswolds.

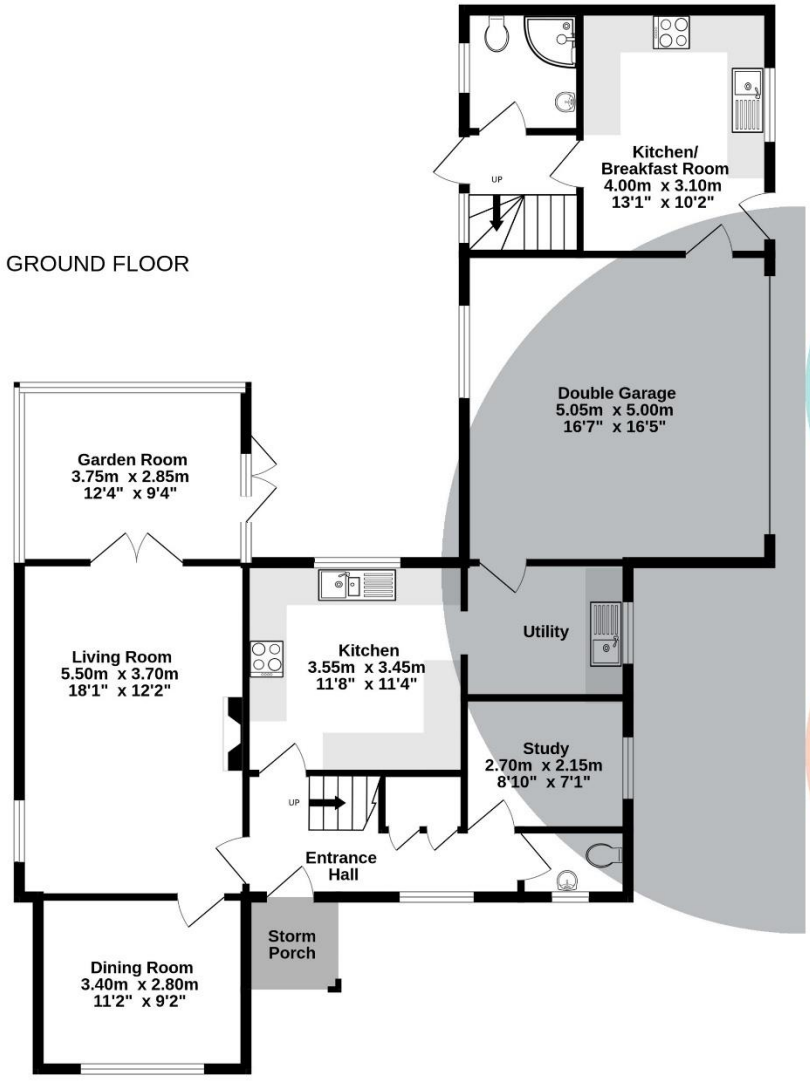
Viewing
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

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.

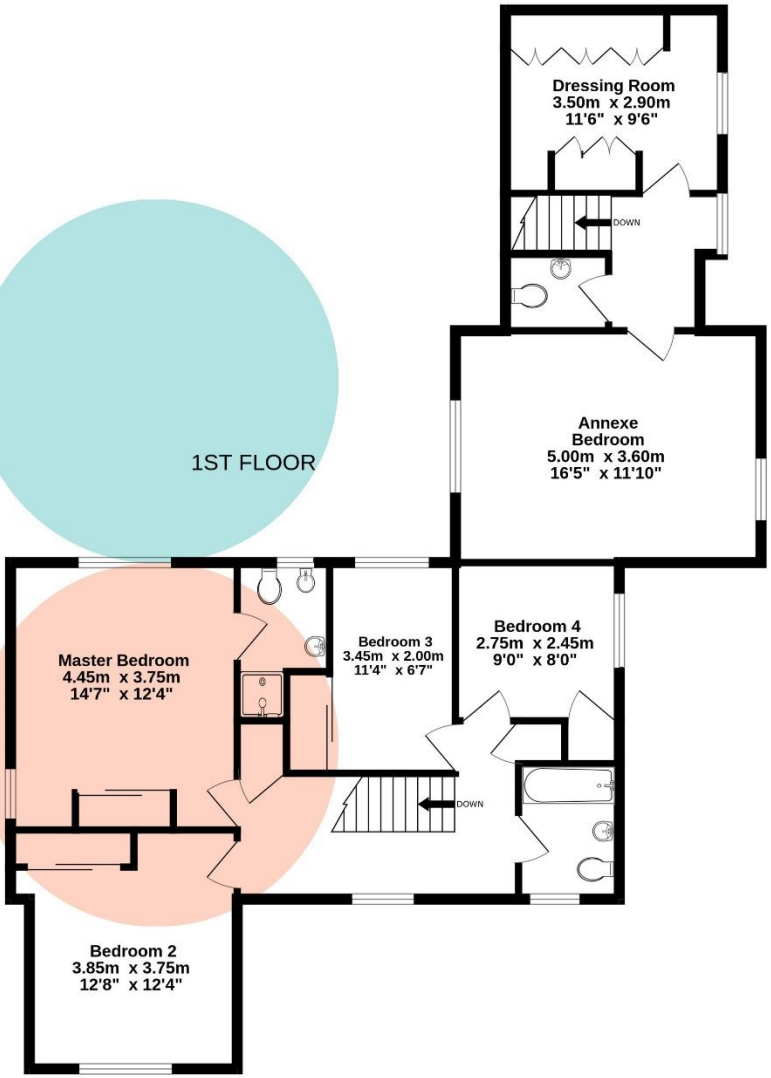
Agents Note
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

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GROUND FLOOR



1ST 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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