





1 Manor Cottages, Somerford Keynes, Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 6DL or call the office at any time for detailed directions from your location.

Summary

A charming three bedroom stone cottage tucked away at the end of a track in the heart of Somerford Keynes, close to the church and surrounded by beautiful countryside. With a generous garden, character features and plenty of scope to improve, this is a rare opportunity for someone wanting to create a very special village home.



Step inside

The front door opens into a hall with stairs leading to the first floor. To the right is the living room, a well-proportioned and characterful space with a fireplace as its focal point, and good natural light. It is easy to imagine this becoming a warm and welcoming room, particularly for someone who wants to bring their own style to the cottage.

The kitchen sits to the rear and has a simple, practical layout with fitted storage, worktop space and room for the usual appliances. It would now benefit from updating, but the proportions work well and there is obvious scope to create something much more in keeping with the setting and character of the property.

To the other side is a lobby with access through to the ground floor bathroom which is fitted with a suite comprising bath with shower over, wc, and wash hand basin.

Upstairs, the landing leads to three bedrooms. The two main bedrooms are both comfortable doubles, while the third bedroom would work well as a child's room, guest room, study or dressing room. All three enjoy views over the surrounding greenery and countryside



Step outside

The outside space is a real part of the appeal. The cottage is set within a generous plot, with driveway parking, lawned gardens,



mature trees, stone walling and established boundaries helping to create a wonderfully private and traditional village feel.

There is space to sit out, garden, potter, improve and enjoy. For buyers with vision, the plot offers just as much excitement as the cottage itself, with plenty of scope to create a beautiful country garden to match the setting. The approach is particularly special, tucked away down a track close to the church, giving the property a sense of character and arrival that is increasingly hard to find.

Area insight

Somerford Keynes is one of the area's most attractive Cotswold villages, surrounded by countryside and set right in the heart of the Cotswold Water Park. The village has a lovely traditional feel, with period homes, countryside walks and the popular Bakers Arms close by. The location works brilliantly for those wanting village life without feeling cut off. Cirencester is within easy reach, the wider road network is close by, and Kemble Station provides rail links for those needing to travel further afield. For buyers wanting charm, countryside and convenience, Somerford Keynes offers a pretty compelling mix.

Viewing

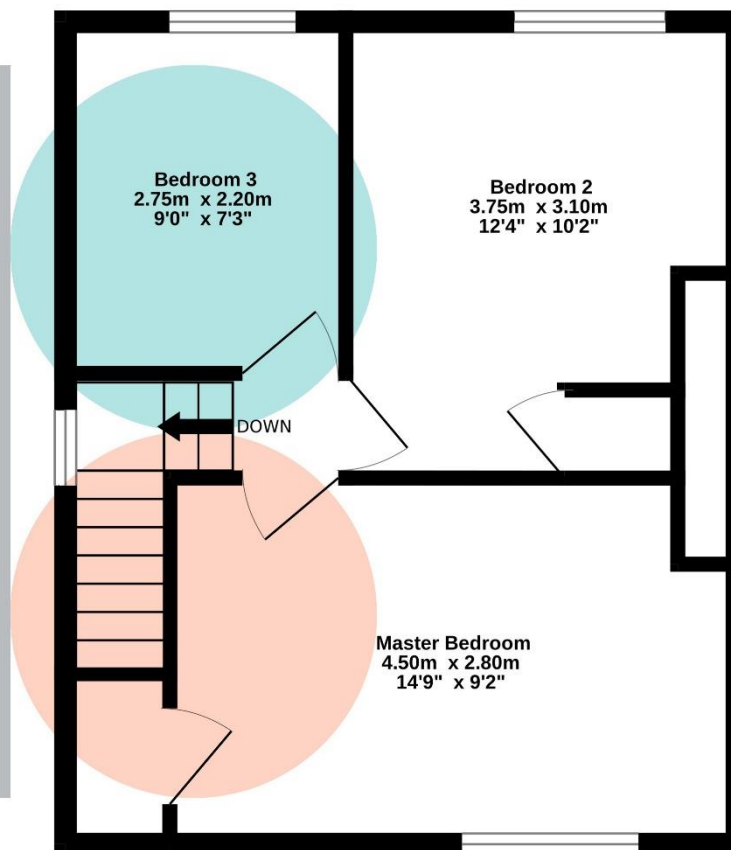
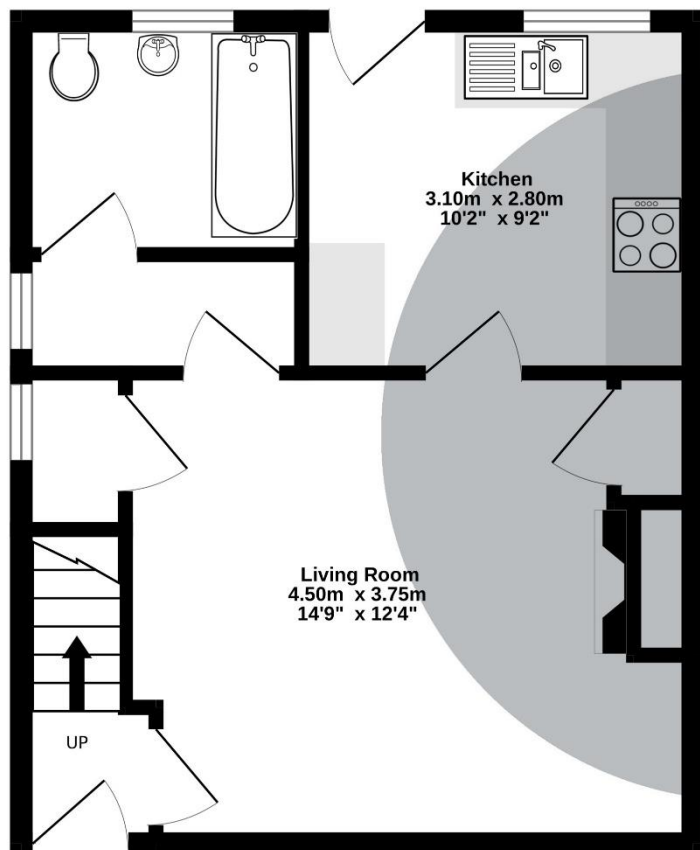
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

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.

GROUND FLOOR
36.5 sq.m. (393 sq.ft.) approx.

1ST FLOOR
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 73.0 sq.m. (786 sq.ft.) approx.

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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