



27 Beverstone Road, South Cerney, Gloucestershire, GL7 5XU
Offers Over £280,000

Cain & Fuller

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An opportunity to purchase a three bedroom modern family home located in South Cerney which is one of the area's sought after villages to the south of Cirencester, with a full range of amenities and facilities within level walking distance of the property. The village is also located within the Cotswold Water Park with the benefit of all of the sporting pursuits within the area. Well situated for the business commuter with good road access to the M4, M5 and London Paddington via Kemble railway station in the neighbouring village of Kemble. In recent years the present vendor has enhanced the light and spacious accommodation to present an appealing and well proportioned living space. Externally there are well presented and attractive gardens and allocated parking for two cars. We recommend early viewing of this modern three bedroom family home in this highly sought after village.

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South Cerney

South Cerney has a range of local amenities including a Post Office, Co Op general store, doctors, hairdressers, a fish and chip shop, an Indian restaurant/takeaway, pharmacy and a dental surgery. There are three public houses in South Cerney, The Old George, The Royal Oak and The Eliot Arms Hotel. There is a Village Hall and Fenton's Community Centre. It is located in the heart of the Cotswold Water Park with a large range of water based activities on offer including education lake and Golf course. Both the M4 at Swindon and the M5 at Gloucester/Cheltenham are within easy commuting distance. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.

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

The ground floor benefits from a large entrance porch with built-in storage with door to a family lounge with picture window to the front aspect. To the rear of the house there is a good sized kitchen/diner with good range of storage with extensive work surfaces and ample space for dining room table, window and opening double doors onto the secluded rear garden. To the first floor there are three family sized bedrooms with a good selection of storage and a modern family bathroom with bath and shower, window to the rear aspect. The property is warmed throughout by a gas fired central heating system which is complemented by Upvc double glazed windows and doors throughout.

Outside

To the front of the house there is a low maintenance garden with pathway to entrance door, selection of established shrubs. The rear garden is a great benefit of the house , being laid to a low maintenance format and being totally enclosed creating a safe and secure setting for small animals or young children. The garden boasts a good degree of seclusion and has a handy side gated access to the cul de sac.

Parking

There is two allocated spaces with the road opposite the property for number 27

Tenure

Freehold

Viewing

Through Cain and Fuller in Cirencester

Broadband and Mobile

We recommend purchasers go to Ofcom for further details

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.

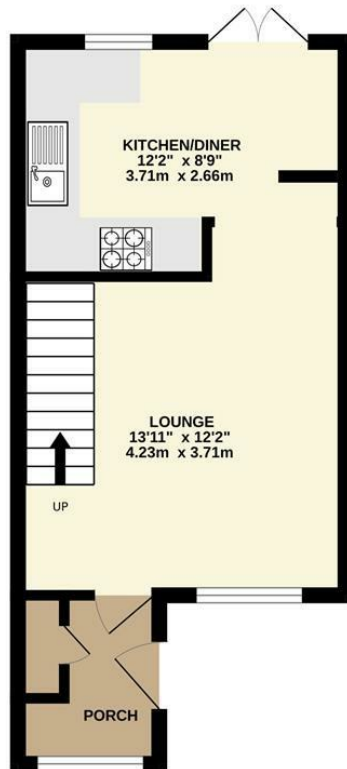
Council tax

Band b

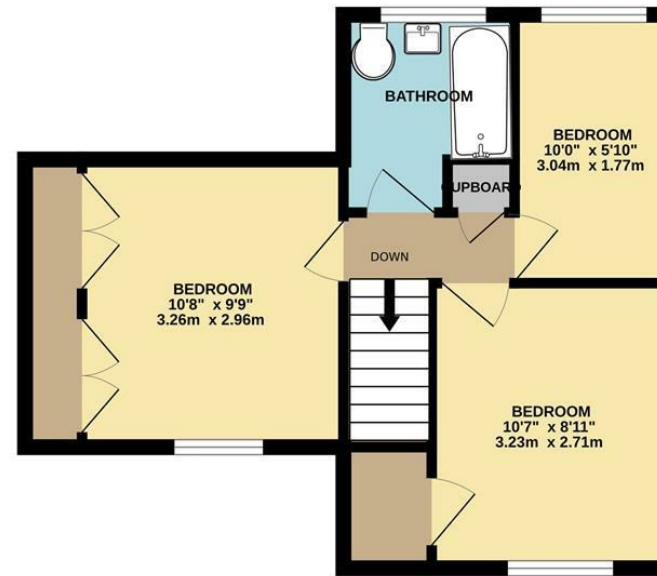




GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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