



May Cottage, Shorncliffe, Cirencester, Gloucestershire, GL7 6DE

Rurally positioned cottage  
Peaceful hamlet 2 miles from Cirencester  
3 bedrooms  
Open plan kitchen/dining room with  
stunning views  
Daul-aspect living room  
Low-maintenance gardens  
Driveway parking  
Wonderful countryside views



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £450,000**

Approximately 1,078 sq.ft

‘Set within a rural hamlet just a few miles outside of Cirencester, this extended cottage enjoys panoramic countryside views and tranquility’



### The Property

This end-of-terrace cottage occupies a tranquil setting within a peaceful hamlet, overlooking adjoining farmland just two miles outside of Cirencester. The property has been extended and is beautifully presented throughout, providing approximately 1,078 sq ft of comfortable accommodation.

At the heart of this delightful home is a light and bright open-plan kitchen/dining room, thoughtfully positioned at the rear of the ground floor. This space truly capitalises on the captivating countryside views through bi-folding doors. The kitchen is equipped with an extensive range of storage units plus a gas hob, electric oven and warming drawer. There is a dual-aspect living room at the front accessed through a convenient porch. A downstairs WC also houses the utility appliances. On the first floor there are two double bedrooms and a versatile single bedroom which makes an ideal office. The

bathroom boasts both a separate bath and shower unit. Views can be enjoyed from all around across the surrounding farmland and neighbouring equestrian paddocks as well as the charming 12th Century church.

The main garden areas lies to the rear seamlessly connecting to the interior via the bi-folding doors. Finished as a low-maintenance terrace, the garden is perfectly designed as an external living space having been raised to further enhance the views with useful storage below. The views take in some particularly stunning sunsets in the height of summer. There is a further garden area to the front beside a gravelled driveway.

### Situation

Shorncote is a rural hamlet located in a peaceful backwater position some 2 miles south of Cirencester. The hamlet comprises a collection of period homes centred around its historic 12th Century Church. Located on the

doorstep of the Cotswold Water Park, the hamlet neighbours the Cotswold Country Park and Beach where there is a wonderful choice of walking routes to explore as well as a café and water sport activities. The village of Somerford Keynes is located less than 1 mile away and has the Baker's Arms Pub, a village hall, The Cotswold Sculpture Park with a tearoom, and the Cotswold Lake Brew taproom which hosts music nights. The larger village of South Cerney is 1.5 miles away with a popular primary school, two shops, three pubs, a pharmacy and GP, plus many more facilities. Situated just 2 miles away is the market town of Cirencester, known as the Capital of the Cotswolds. The town has an excellent range of amenities and secondary school options plus further education including the Royal Agricultural University. Kemble train station is just a 3 mile drive away with regular services to London Paddington in as fast as 69 minutes.

### Additional Information

The property is Freehold with oil-fired central heating, a sewerage treatment plant shared by the three cottages, mains water, and electricity. Ultrafast broadband is available. For detailed information on mobile phone coverage and broadband availability, please refer to the Ofcom mobile and broadband checker website. Cotswold District Council Tax Band C.

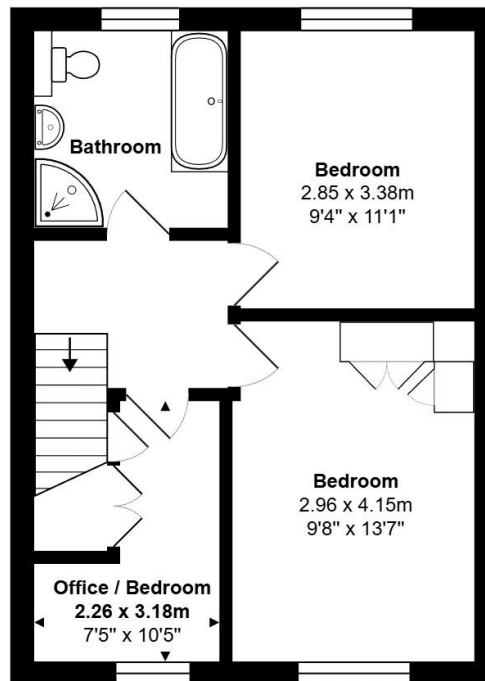
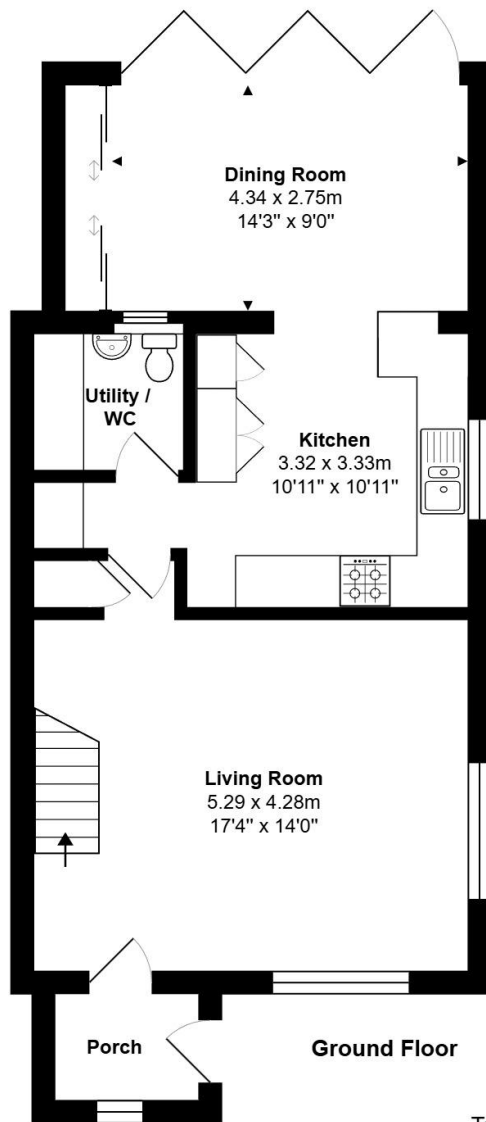
### Directions

From Cirencester, follow Spratsgate Lane south towards Somerford Keynes. After some 2 miles and the turning to Somerford Keynes, take the left hand turn signed to Shorncote. Proceed through the village and locate the cottage as the last row of the houses on the left hand side.

Postcode GL7 6DE

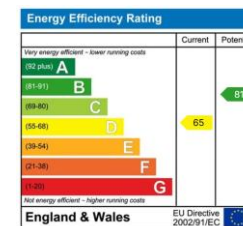
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Total Area: 100.2 m<sup>2</sup> ... 1078 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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