

Somerford Keynes, GL7 6DN



Delightful period stone detached house | Three spacious bedrooms
Master bedroom with en-suite shower room | Spacious sitting room with beams and fireplace
Large dining room with door to the garden | EPC F

£550,000

Somerford Keynes, GL7 6DN



3 Bedrooms



2 Bathrooms



2 Receptions

A delightful period stone-built detached home, bursting with charm and character, occupying a lovely position in the ever-popular Cotswold village of Somerford Keynes.

The light and airy well-proportioned accommodation has been extended over the years and now provides a comfortable way of living. Approached into an entrance hallway where there are stairs to the first floor and a door to the cloakroom. The sitting room has a full height stone fireplace with fitted wood burner, and windows to the side and front. The kitchen has a range of units and opens up into a most generous dining room, where a window overlooks the garden and a door leads on to the patio area.

At first floor level the landing has generous built-in wardrobes. The well-proportioned master bedroom overlooks the garden to the rear, has built-in wardrobes and benefits from an en-suite shower room. There are two further double bedrooms and the main family bathroom.

Outside, the property is approached via a gravel driveway which leads to a double garage to the side. The gardens are well-enclosed, offering a good degree of privacy, predominantly laid to lawn with various flower and shrub borders, paved patio areas and a summer house which is currently being used as a studio, where there is power and light.

Amenities

Somerford Keynes is an unspoilt Cotswold village just a short distance from the town of Cirencester which is a renowned Cotswold market town offering excellent local shops and services. The larger centres of Cheltenham, Swindon, Gloucester, Oxford and Bristol are also in daily commuting distance. Road communications are excellent being two miles from the A417/A419 dual carriageway to Junction 15 of the M4 at Swindon or Junction 11A of the M5 at Gloucester. There is a main line rail services to London, Paddington from Swindon (8 miles) or Kemble (4.5 miles).





Somerford Keynes is in the heart of the Cotswold Water Park and only a stone throw from lakes where you can sail, jet-ski, windsurf, canoe and fish. The Cotswold Water Park is made up of over 130 lakes that have been created by gravel extraction over recent years these lakes have become increasingly popular due to the large range of leisure activities that are on offer. The Water Park has also become a renowned conservation area and several of the lakes are now Sites of Scientific Interest and large numbers of waterfowl breed and winter here.

Directions

From our office in Silver Street turn right into Castle Street. Keep to the left and at the mini roundabout take the second exit, cross the bridge and at the T junction go straight over into Somerford Road. Continue along this road until you reach the T Junction, turn right and follow the road for a couple of miles. Turn right into Somerford Keynes as you come into the village go past Elm View and the property can be found on the left hand side after the bend.

Services & Tenure

We believe the property is served by mains electricity, oil, water and septic tank. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

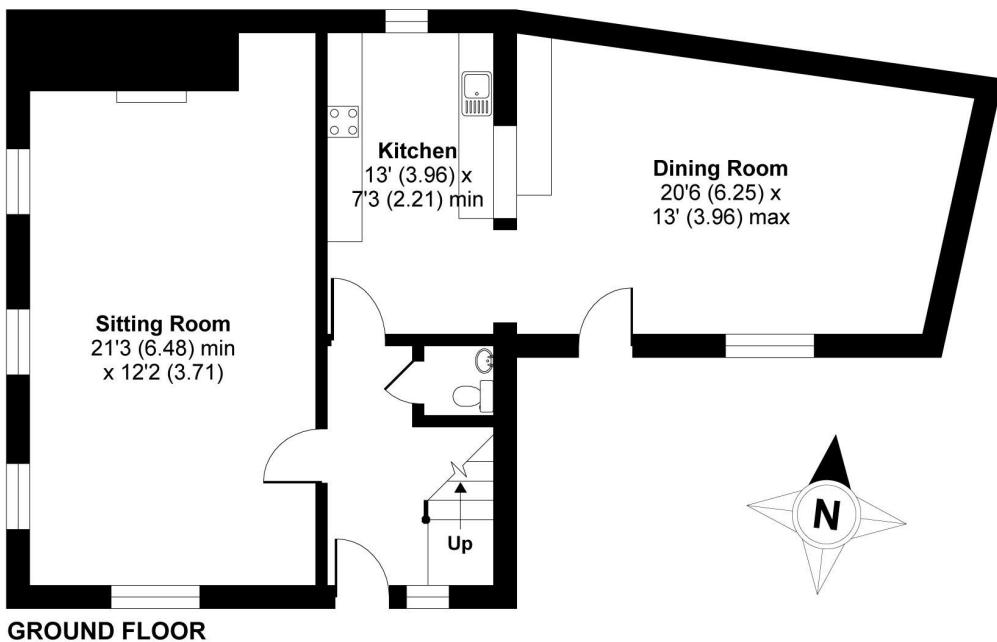
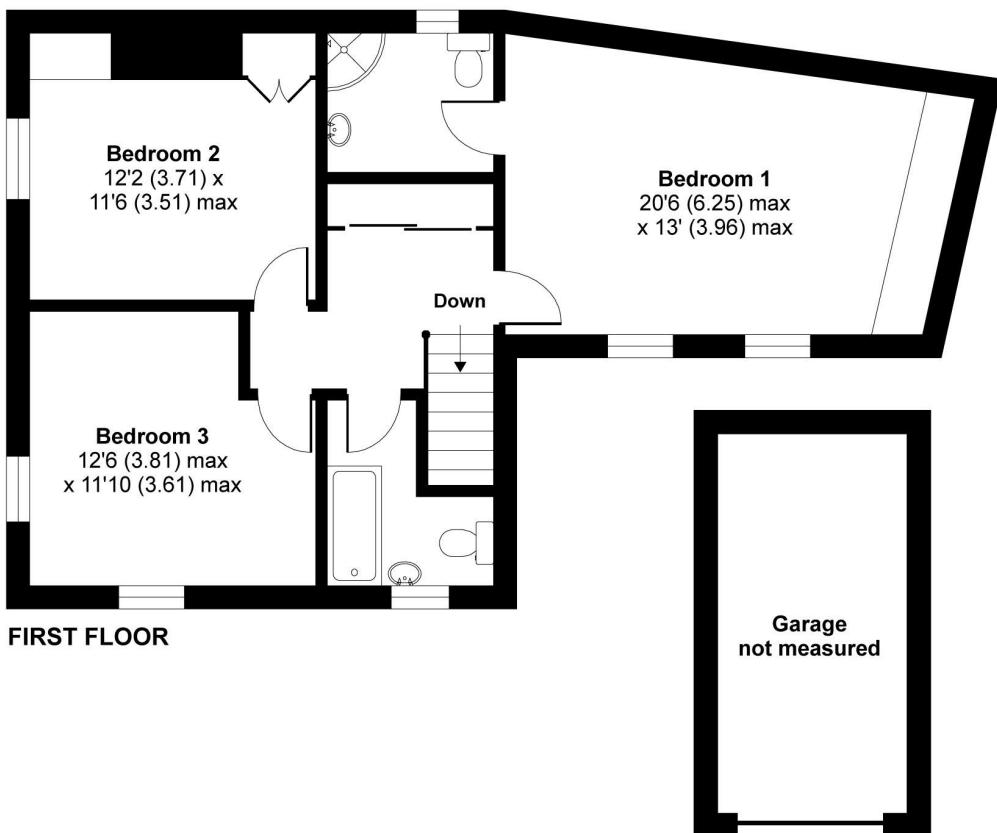
Local Authority

Cotswold District Council

Ref: CIR4001/MM/71022121

Somerford Keynes, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1414 SQ FT 131.3 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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