

Boxbush Road,
South Cerney, GL7 5XR



Detached house | Four bedrooms with built in storage
Kitchen-diner with double doors into the garden | Single garage with driveway parking
No onward chain | EPC D

£425,000

Boxbush Road, South Cerney, GL7 5XR



4 Bedrooms



2 Bathrooms



1 Reception

If it's all about the setting, then this is for you. Nestling in a most tranquil position backing onto the River Churn, is this four-bedroom detached family home. Located in a cul-de-sac position, in the ever-popular village of South Cerney, the property is well-served by a range of amenities and facilities.

Approached into an entrance hallway which leads into the living room, here there is a coal-effect gas fire and a generous under stairs storage cupboard. An inner hallway has the stairs to the first floor and a door to the cloakroom. The kitchen/dining room to the rear has a range of units with integral appliances and a door leading to the rear garden.

At first floor level the landing leads to four well-proportioned bedrooms and the family bathroom, which has a white suite with shower over the bath. The master bedroom has the added benefit of a wonderful view and an en-suite shower room.

Outside, to the front of the property there is a lawn area and

a driveway provides off-road parking and leads to the single garage. Pedestrian access leads to the rear garden, which is a particular fine feature of this property. It offers a good degree of privacy, is laid predominantly to lawn with flower and shrub borders and a gravelled patio area. To the rear the property backs onto the River Churn, which is a delight to overlook whilst sitting and relaxing.

Amenities

South Cerney is a popular village in the heart of the Cotswold Water Park. This area has become increasingly popular due to the large range of leisure activities that are on offer. It is a thriving community with many organisations including football, cricket, tennis and bowling.

The village has a range of local amenities including All Hallows Church, a community centre, a post office, general store and a brand new Co-op, Indian restaurant/takeaway, fish and chip shop, a GP surgery, a pharmacy, vets and a dental surgery.





There is a primary school with secondary schools available in nearby Cirencester. The village has three public houses all of which offer meals, there is also a good bus service to Swindon, Cirencester and Cheltenham; Kemble mainline railway station is just a few miles away. Transport links to the M4 and M5 are easily accessible via the A419.

Directions

Leave Cirencester town centre via the Market Square, at the lights go straight ahead and take the third turning at the roundabout. At the next roundabout take the second exit signposted Swindon, at the roundabout take the second exit and turn left immediately to South Cerney, follow this road and continue until the T-junction in the village, turning left at the end into Station Road, and first left again into The Lennards, follow round to the right when The Lennards become Boxbush Road, where the property can be found on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. 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

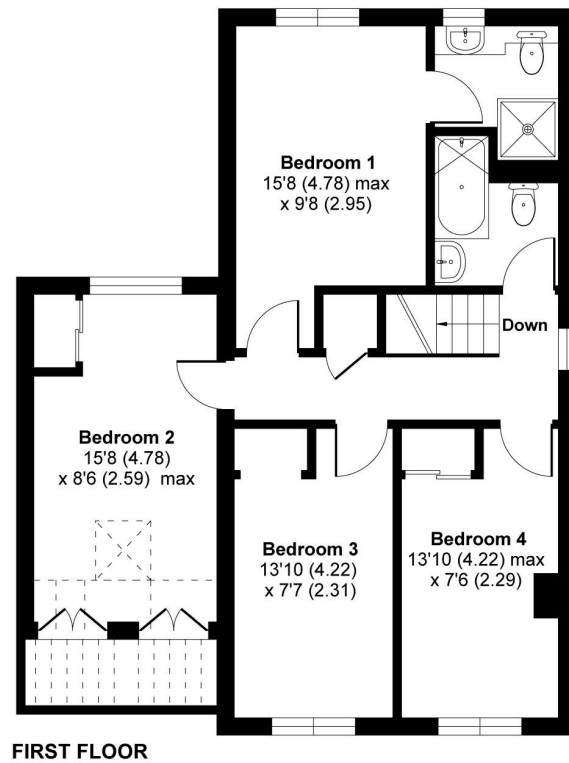
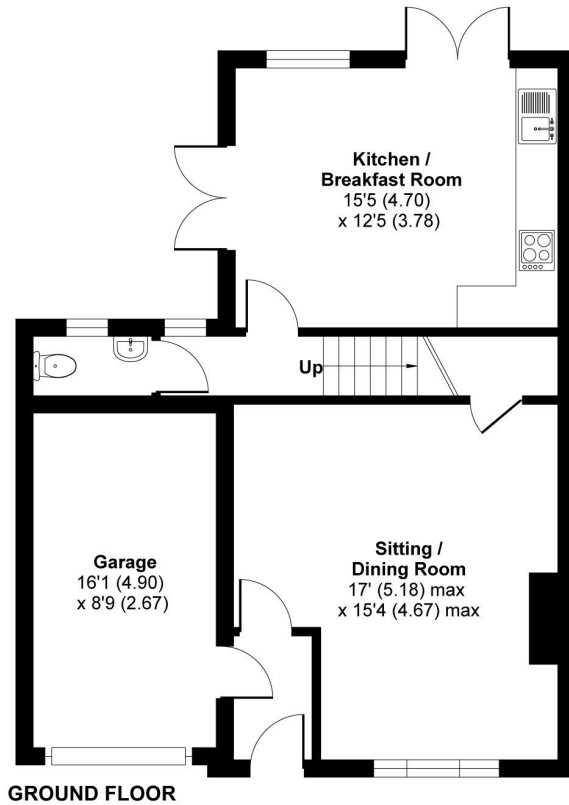
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Boxbush Road, South Cerney, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 1321 SQ FT 123 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

Denotes restricted
head height



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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