



21 MEADOW WAY

SOUTH CERNEY, GLOUCESTERSHIRE GL7 6HY

£340,000

Set amidst the Cotswold Water Park within the popular village of South Cerney lies this well-presented detached chalet style home with no onward chain.



LOCATION

South Cerney is located about four miles south of Cirencester; this popular village has a blend of older properties along with more modern housing. There are a good range of facilities that include a fine Norman church, Post Office, general stores, public houses, garage, as well as a primary school, village hall, golf course, bowling green, doctor's surgery, pharmacy and dentist. Also neighbouring the lakes, with wildlife habitat, extensive country walks and water sport facilities. Swindon c.13 miles | Cricklade c.7 miles | Cheltenham c.19 miles | Railway Station Kemble c.4 miles (London Paddington 75 minutes).

Meadow Way is a cul de sac development of mostly bungalows and chalet style homes situated just a short walk from the village centre. Traditionally constructed of painted rendered and reconstituted stone elevations beneath a pitched interlapping concrete tiled roof, the property has the benefit of replacement Upvc windows and comfort of a recently fitted combination boiler powering the domestic hot water and heating systems. Presented in very good decorative order, the flexible accommodation provides three ground floor rooms currently laid out as sitting room, dining room and study. The kitchen is fitted with a range of base and wall mounted units. There is a ground floor bathroom with direct feed shower over the bath.

On the first floor the property offers two bedrooms, each of double proportion and shower room with WC.

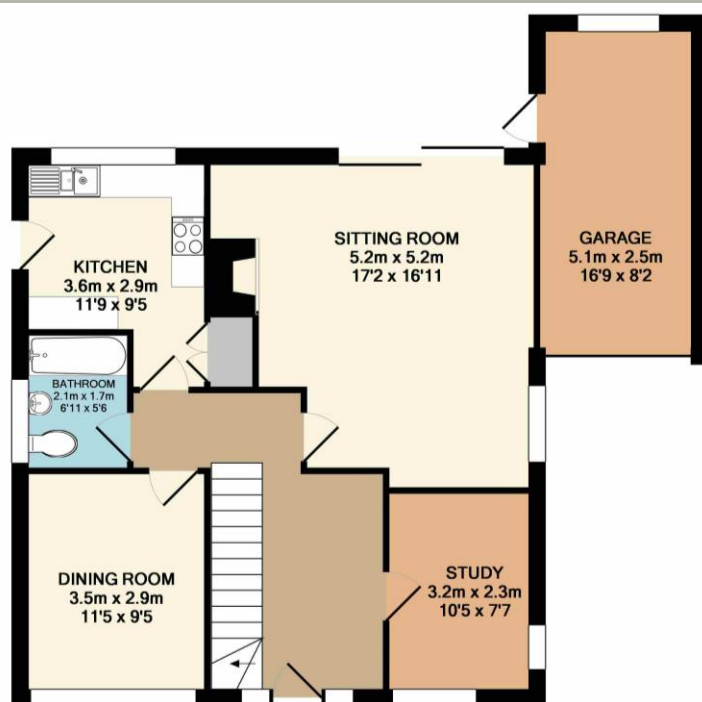
To the outside, there is an open plan front garden with central pathway and driveway affording off street parking. A garage lies to one side whilst the rear garden is served by means of pedestrian access to the other. The rear garden has a paved terrace with lawns leading onto an extensive gravelled area.

GENERAL INFORMATION

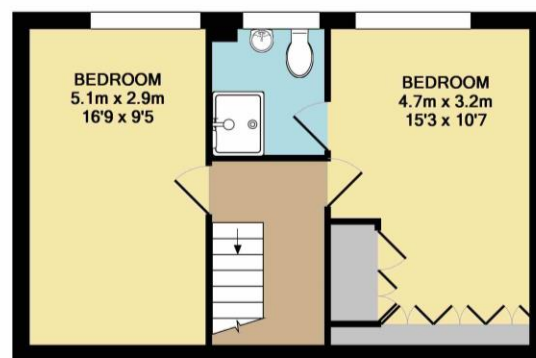
The property is freehold offering vacant possession upon completion. It is connected to all main services. Council Tax Band 'D' charges 2019/20 £1,734.21. Local Authority – Cotswold District Council, Cirencester (01285) 623000. EPC Band 'D'.

DIRECTIONS

Proceed south from Cirencester town centre on the A419 (old Swindon road). At the first roundabout double back and then take the first turn left to South Cerney. Continue into the village crossing the river taking the next right into Meadow Way, as the road forks bear left and Number 21 will be seen on your left.



GROUND FLOOR
APPROX. FLOOR
AREA 78.4 SQ.M.
(843 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.2 SQ.M.
(433 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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