

The Limes, South Cerney, GL7 5RF



Cotswold Stone Town House | Five good sized bedrooms
Master with dressing room and en-suite shower room | Spacious kitchen - diner
South facing garden | EPC C

Offers In Excess Of £500,000

The Limes,

South Cerney, GL7 5RF



5 Bedrooms



3 Bathrooms



3 Receptions

Set in an enviable location, in the heart of the village of South Cerney, but within easy access of major commuter links, this lovely Cotswold stone three storey town house offers spacious family living.

Approached into a welcoming hallway, with a downstairs cloakroom off, the dining room, which is currently being used as a snug, would make a perfect study for someone working from home as the window overlooks the front. The kitchen is spacious with an area for a dining table, a range of base and wall units, integrated appliances and door into the utility, where there are further cupboards and space for appliances and a door into the rear garden.

The sitting room has a large window to the front overlooking the village, a feature fireplace with an electric fire and double doors leading into a charming conservatory with under-floor heating and sun blinds.

Upstairs on the first floor there are three bedrooms, the

master benefitting from a dressing area and en-suite shower room. There is a large family bathroom also on this floor.

On the second floor are two further spacious bedrooms with extensive storage and a jack and jill bathroom with bath and a separate shower cubicle located between the two bedrooms.

The property benefits from gas central heating and double glazed windows.

Outside there is a rear gated access to the double garage and space for an additional two parking spaces. The rear walled garden enjoys a degree of privacy, mainly laid to lawn and with mature shrubs and plants, enjoying a south orientation.

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

From our office in Cirencester head towards Swindon on the A419 at the roundabout turn back towards Cirencester and then turn left signposted South Cerney. Continue on this road for approximately 1.8 miles into South Cerney, at the T Junction turn left and almost immediately right into The Limes. The property can be found on the front.

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

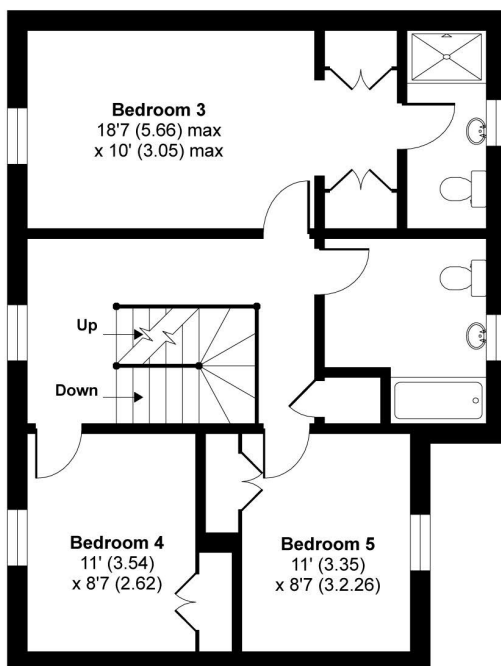
Cotswold District Council

Ref: CIR3985/MM/71021151

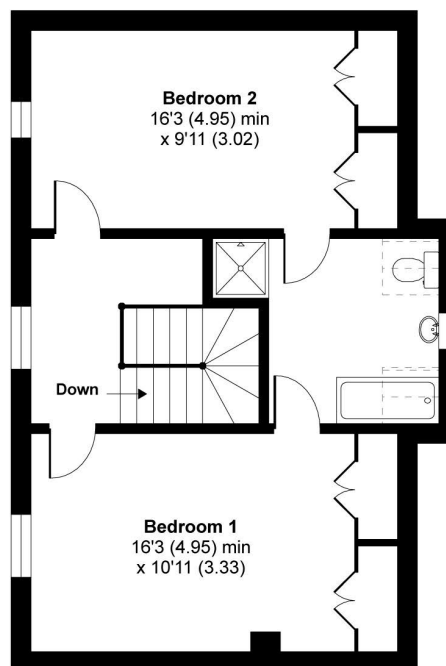


South Cerney, Cirencester, GL7

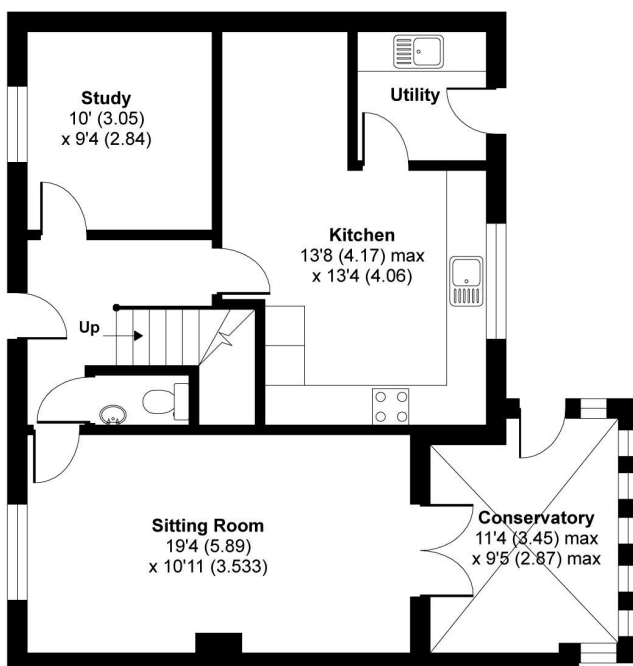
APPROX. GROSS INTERNAL FLOOR AREA 2063 SQ FT 191.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



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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