

**Kingfisher Place,**  
South Cerney, GL7 5TG



Three good size bedrooms | Refurbished and extended  
Master bedroom with en-suite bathroom | Single garage and driveway parking  
Modern kitchen/diner | EPC D

**£375,000**

# Kingfisher Place, South Cerney, GL7 5TG



3 Bedrooms



2 Bathrooms



2 Receptions

A very nicely situated, recently extended three bedroom house, enjoying an attractive setting on the outskirts of South Cerney; a popular and well regarded Cotswold village, well placed for good access to Kemble and Swindon train stations and road links to Cirencester and Swindon.

The property was built by Redcliffe Homes with reconstituted Cotswold stone style elevations and is situated on the edge of the village close to the nearby lake. Situated at the end of a small terrace the modern accommodation now provides an entrance porch leading to the entrance hallway which benefits from a cloakroom. The sitting room is of a good size and accessed from the hallway. The kitchen has been re-fitted and consists of a modern range of base and wall units with inbuilt gas hob, oven, a microwave oven, fridge, freezer, dishwasher and washing machine. The kitchen opens out in to the dining area which benefits from velux windows and bi-fold doors which lead out to the rear garden. In addition the ground floor provides a study adjacent to the dining area.

At first floor level there are two double bedrooms both with ample storage and a modern family bathroom that has been recently re-fitted. On the second floor the master bedroom has views to the lake, with inbuilt wardrobes and eaves storage with an en-suite shower room.

The garden is private and well maintained and has a personal door to a single garage which is immediately behind, and driveway parking. In addition there is a gas central heating system supplying radiators and sealed unit double-glazed windows.

## 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. South Cerney 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 and newsagents, general





store, Indian restaurant/takeaway, fish and chip shop, a GP surgery, a pharmacy and a dental surgery.

There is a primary school with secondary schools available in nearby Cirencester. The village has three public houses, there is also a good bus service to Swindon, Cirencester and Cheltenham and 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, turn right into Castle Street. At the end of the road bear left into Sheep Street. Bear right; go across the mini roundabout to the main roundabout and take the next left. Proceed over the next roundabout. At the next roundabout take the third exit to Swindon, continue to the next roundabout and double back on yourself. Turn left into turning for South Cerney. Follow this road into South Cerney and bear left at the war memorial triangle and Kingfisher Place will be found on the right hand side just before leaving the village.

### **Services & Tenure**

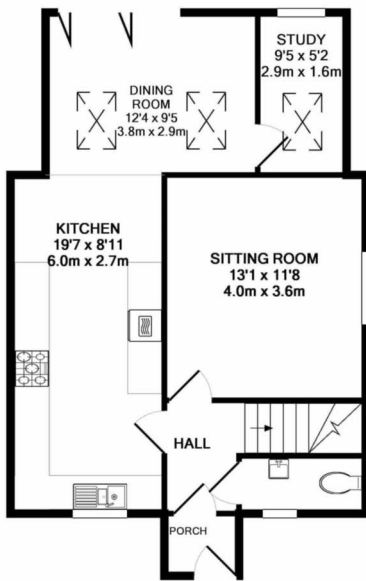
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### **Local Authority**

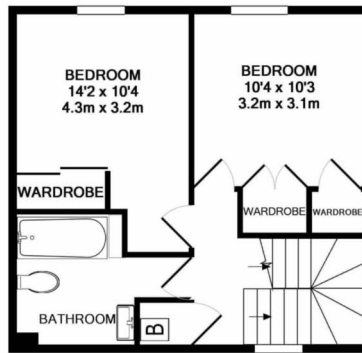
Cotswold District Council

Ref: CIR3721/MM/71025071

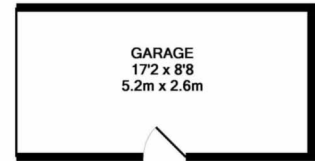




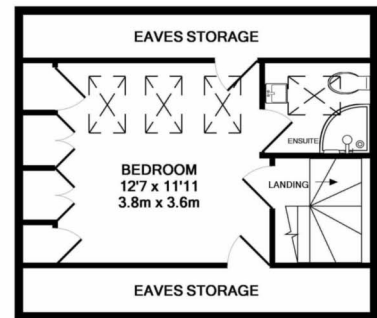
GROUND FLOOR  
APPROX. FLOOR  
AREA 584 SQ. FT.  
(54.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 403 SQ. FT.  
(37.4 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 148 SQ. FT.  
(13.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 365 SQ. FT.  
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1501 SQ. FT. (139.4 SQ.M.)

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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