

# SOUTHLEIGH

Station Road, South Cerney, Gloucestershire GL7 5UB



MOORE ALLEN  
& INNOCENT



## SOUTHLEIGH

Station Road  
South Cerney  
Gloucestershire  
GL7 5UB

GUIDE PRICE  
£525,000

A simply stunning mid-terrace period cottage, transformed by a well-designed rear extension creating a modern family living environment with open plan ground floor space, four bedrooms complemented by two bath/shower rooms, further enhanced by a beautifully landscaped garden and driveway parking.

An individual home offering flexible accommodation arranged over three floors and set within the heart of this very desirable Cotswold village. To the front, a gravel driveway provides parking for two cars screened by mature planting from the front of the cottage.

An entrance porch with stable door provides useful storage and opens via an internal door into the sitting room. Previously two adjoining reception rooms they have been combined to create one large space with the flexibility to be zoned. Beautiful oak flooring flows throughout and a large window to the front floods this room with light, further enhanced by the neutral decoration. There is an open fireplace and the exposed brick of a removed fireplace creating a character feature.

The impressive extension to the rear creates an open plan kitchen diner, with room for soft seating creating the hub of this home. Two banks of bi-folding doors frame views of the beautifully landscaped garden.

A comprehensively fitted kitchen provides a wide range of white gloss wall and base units finished with solid wooden worktops. There is an integrated slimline dishwasher, plumbing for washing machine, stainless steel range cooker with electric ovens, gas hob and electric plate, extractor, space for American-style fridge freezer and a breakfast bar for casual dining.

Porcelain tiled flooring flows through into the generous dining area with a feature vaulted ceiling and Velux rooflights. The design also incorporates two elevations that are dominated by glazed bi-folds and with matching porcelain outside creates a continuous flow into the garden.



The garden is a beautifully designed outside space with specific areas for relaxing, entertaining and work, all softened by imaginative planting. Decking surrounds a water feature, there is a central lawn and to the far end a paved area with timber shed and further brick outbuilding that could be converted to a home office. The whole garden is bound by mature planting creating a private and sheltered haven.

To the first floor there are two double bedrooms and a beautifully presented family bathroom with clawfoot bath, basin and W/C; painted floor boards and feature tiling add character. There is also a further shower room with WC and basin and ample storage to the landing. To the second floor a further two double bedrooms, the larger of which benefits from built-in wardrobes

## Property Information

### SERVICES

All mains services are connected to the property with gas fired central heating. Telephone subject to the usual BT transfer regulations. EPC Band 'D' (63).

### OUTGOINGS

Council tax band 'E' 2020/21 £1599.04.

### LOCAL AUTHORITY

Cotswold District Council, Cirencester 01285 623000.

### TENURE

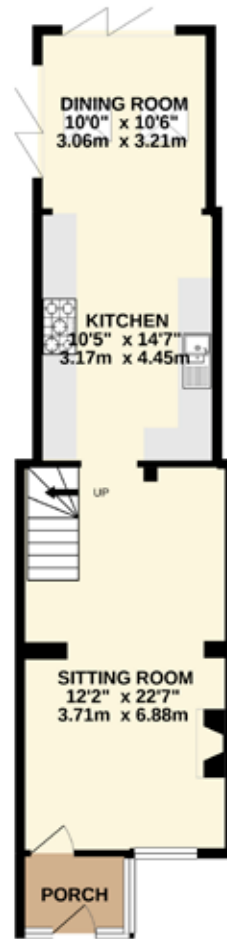
Freehold offering vacant possession upon completion.

### 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 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).



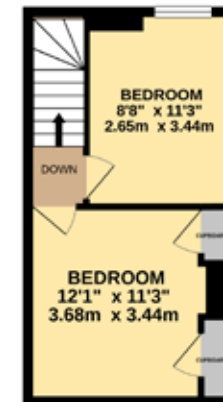




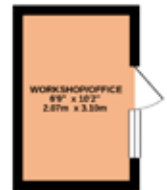
Ground Floor  
Approx Floor Area  
51.1 SQ.M (550 SQ.FT.)



First Floor  
Approx Floor Area  
38.7 SQ.M (416 SQ.FT.)



Second Floor  
Approx Floor Area  
24.7 SQ.M (266 SQ.FT.)



Outbuilding  
Approx Floor Area  
6.4 SQ.M (69 SQ.FT.)

Total Approx Floor Area 120.9 SQ.M (1301 SQ.FT.)



33 Castle Street, Cirencester, Gloucestershire GL7 1QD  
01285 648100 cirencester@mooreallen.co.uk

[mooreallen.co.uk](http://mooreallen.co.uk)

**DISCLAIMER**

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. Made with Metropix ©2016

