

**Fosse Barn, Cricklade Road,  
South Cerney, GL7 5QE**



Three bedrooms | Potential for self contained annex  
Impressive kitchen | Gym  
Two en-suites | EPC C

**Guide Price £350,000**

# Fosse Barn, Cricklade Road, South Cerney, GL7 5QE



3 Bedrooms



4 Bathrooms



1 Reception

A most beautifully appointed family home which forms part of a barn development, offering over 2800sq ft of living space. The property has been improved and updated by the current owners and now provides the most wonderful, light and airy accommodation over three floors; with the lower ground floor having an option to become a self-contained annexe.

The accommodation which is approached into an entrance hallway where there are stairs to the first floor. An archway leads into the beautiful kitchen/breakfast room, which has recently been refitted. From here stairs lead to the lower ground floor, from the hallway area a door leads to bedroom three where there is an en-suite cloakroom with potential to make into a shower room.

At lower ground level the hallway area leads to a most impressive sitting room with solid oak flooring and double doors leading back out to the front. Also on this level there is a gymnasium, utility room and a family bathroom with a white

suite. At the end of the hallway stairs lead to a doorway which provides access to outside, this will be fitted with a full glazed front door prior to the sale.

On the first floor there are two well-proportioned bedrooms with the master having an en-suite shower room and a second family bathroom. The bedrooms have glorious views over farmland.

Outside, the property enjoys parking for several vehicles and has planning for a detached double garage. The gardens at the rear are well-enclosed and laid out paving for ease of maintenance.

## 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 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, 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 head towards Swindon along the A429. At the roundabout take your second exit towards Swindon on the A419 Cirencester Road. Continue over the first roundabout. At the next roundabout take the second exit continuing along Cirencester Road towards South Cerney. Continue on this road past Butts Farm and the property can be found on the right hand side, slightly set back from the road.

### 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

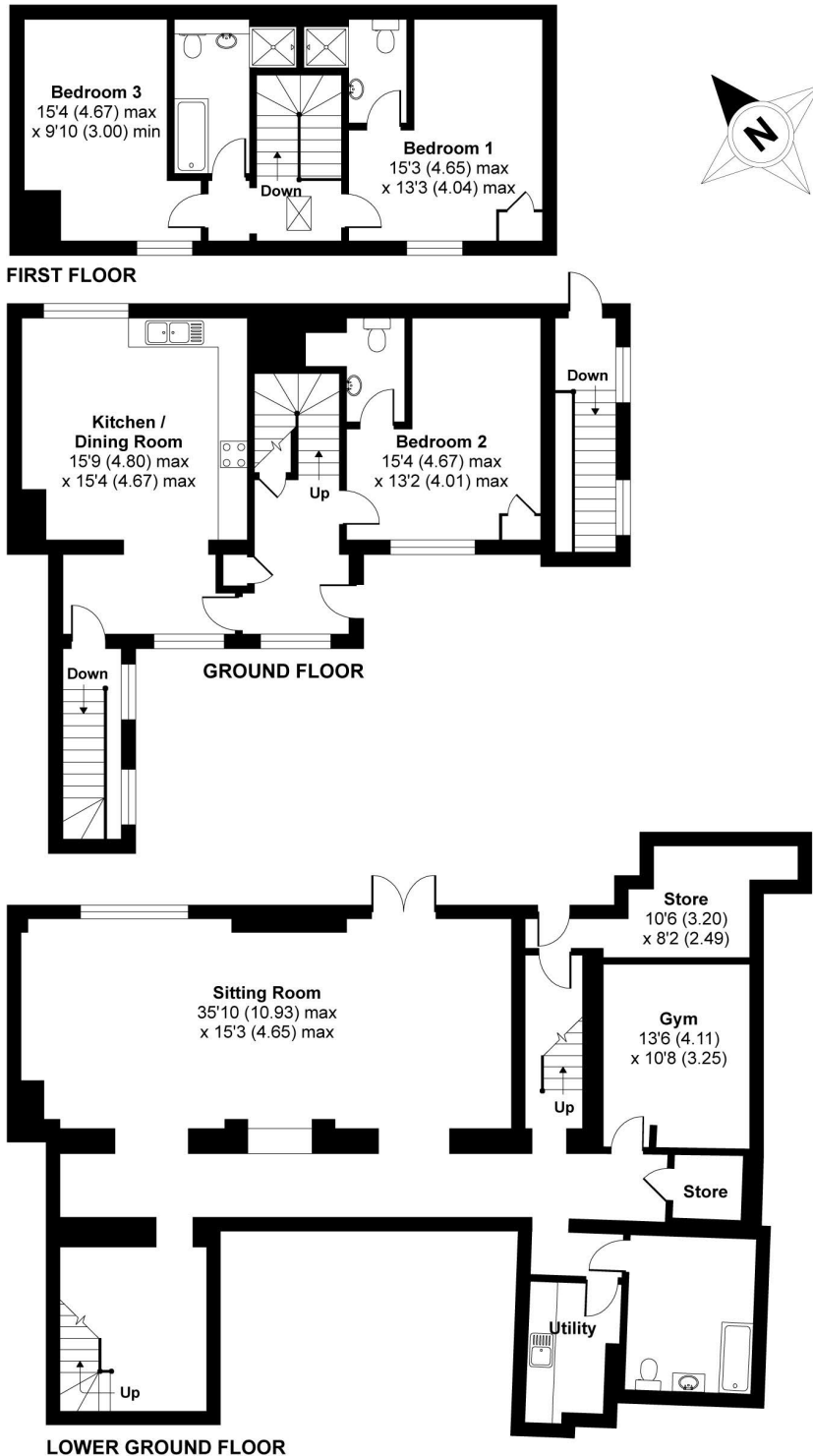
Cotswold District Council

Ref: CIR3894/MR/71026071



# Fosse Barn, Cricklade Road, South Cerney, Cirencester, GL7 5QE

APPROX. GROSS INTERNAL FLOOR AREA 2865 SQ FT 266.2 SQ METRES



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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