



Grade II Listed house in a popular Cotswold village

Brook House, South Cerney, Cirencester, Gloucestershire, GL7 5TY

Freehold

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Reception hall • Cloakroom • Sitting Room • Drawing Room • Kitchen/breakfast Room • Utility Room • 6 bedrooms • 2 Bath/Shower Rooms (1 En suite) • Gardens • Double Garage and Workshop • Gravel Driveway and Parking • Separate Annexe with Sitting Room, Shower Room and Office space above

Local information

Cirencester 3 miles
Kemble Station 4 miles
(London Paddington 75 miles)
Swindon 14 miles
M4 (Junction 15) 16 miles
Cheltenham 19 miles

Situation

South Cerney is a conveniently placed village with a very active community. The village amenities are also extensive and include a parish church, a primary school, a general store/post office, a restaurant, a golf course, tennis courts, a football field, three pubs, a dentist, a doctor's surgery and a veterinary surgery.

Cirencester, often referred to as the capital of the Cotswolds, is less than four miles away and provides an excellent range of specialist shops as well as Waitrose and Tesco superstores. In addition there is a modern hospital, a library and a sports centre as well as tennis, cricket and rugby clubs.

There are two highly regarded secondary schools: Kingshill and Deer Park. Private buses run to local preparatory and public schools including Westonbirt School for girls, Rendcomb College, Beaudesert Park at Minchinhampton and the Cheltenham colleges.

For the commuter there is dual carriageway access to both the M4 (Junction 15) and the M5 (Junction 11a). There is also a regular train service from Kemble to London Paddington taking approximately 75 minutes.

South Cerney is found on the edge of the Cotswold Water Park which provides a variety of water based activities including sailing, wakeboarding, fishing and water skiing. The South Cerney 18 hole golf course also has both a driving range and a restaurant which are open to the public.





Description

Brook House is a most appealing Grade II Listed property which dates back to the mid 18th century. It is situated in a most attractive part of the village, within a conservation area and within level walking distance of the village amenities.

As one would expect with a property of this age it is full of character and period features including exposed beams, fireplaces, good ceiling heights and large windows with shutters. The rooms are well proportioned and on the ground floor includes two reception rooms both of which are dual aspect. The kitchen/breakfast room has recently been refitted and incorporates integral appliances. Off the entrance hall is the cloakroom and to the rear a utility room/boot room.

The six bedrooms are arranged over two floors. On the first are four double bedrooms, one with an en suite shower room and a family bathroom. Two further bedrooms are found on the second floor.

It is also worth noting that there is planning permission in place to add further bathrooms to the top floor and add a kitchen to the annexe.

Outside

The property is approached through a gateway off School Lane. A gravel driveway leads up to a parking area adjacent to the double garage and workshop. The garden is found principally to the rear of the house, is laid mainly to lawn and surrounded by mixed

flower borders and mature trees. There is also a vegetable garden and garden stores. In addition there is a large annexe of approximately 1150 sqft. This includes a sitting room on the ground floor along with a shower room and a useful office space above.

Tenure

Freehold with vacant possession upon completion.

Postcode

GL7 5TY

Services

Mains water, electricity and drainage. Gas fired central heating.

Local Authority

Cotswold District Council,
Trinity Road
Cirencester
Gloucestershire
GL7 1PX
01285 623000

Directions

From Cirencester take the old A419 southbound towards Swindon passing the edge of town Tesco Superstore on the right. After about half a mile, at the end of the short stretch of the dual carriageway at the Preston tollbar crossroads, turn right signposted to South Cerney. On entering the village turn right just before the humpback bridge into School Lane. The property will be found at the far end of the lane and parking is to the rear of the property.

Viewings

Strictly by appointment with Savills.









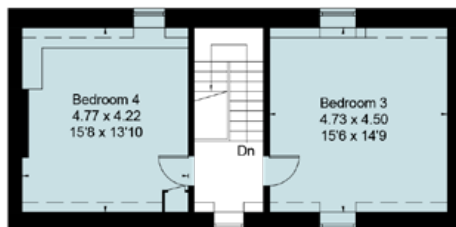
Brook House, South Cerney, Cirencester, Gloucestershire, GL7 5TY
Gross internal area (approx) 255.5 sq m / 2750 sq ft (Excluding Void)
Annexe 107.1 sq m / 1153 sq ft
Garage 31.3 sq m / 337 sq ft
Total 393.9 sq m / 4240 sq ft Including Limited Use Area (23.6 sq m / 254 sq ft)



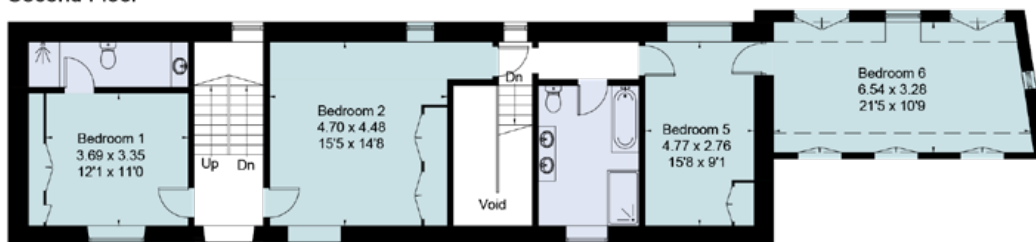
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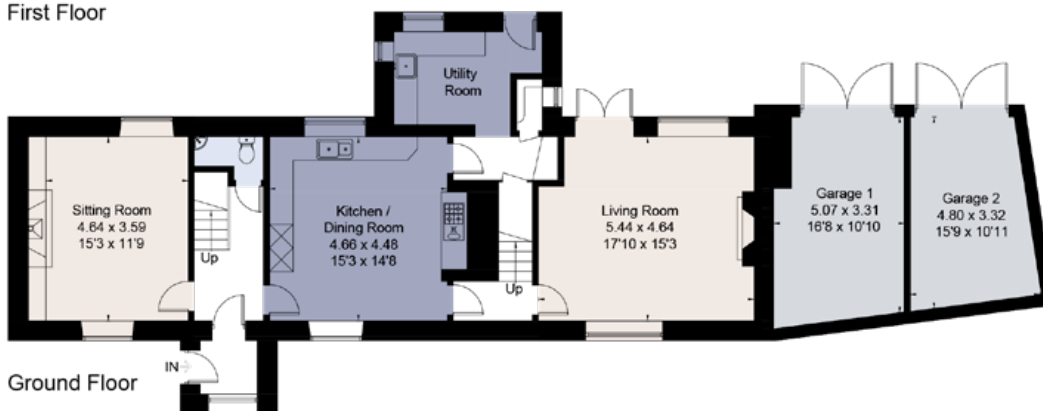
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Second Floor

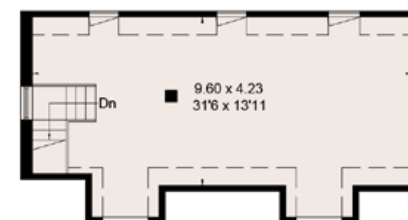


First Floor



Ground Floor

Reduced head height below 1.5m



Annexe - First Floor



Annexe - Ground Floor
 (Not Shown In Actual Location / Orientation)

For identification only. Not to scale. © 20.10.06 SH.

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