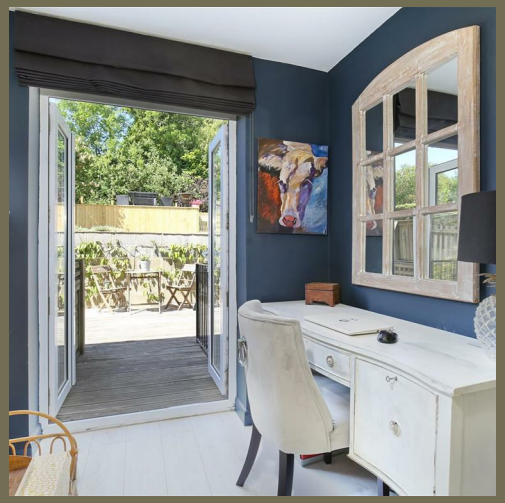
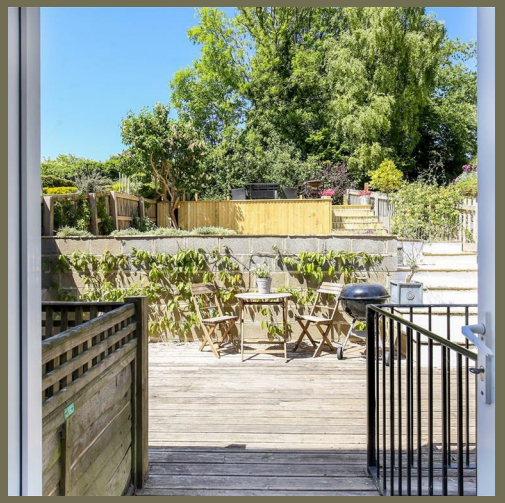
5 CHURN HILL

NORTH CERNEY





WHITAKER SEAGER

5 CHURN HILL, NORTH CERNEY, CIRENCESTER, GL7 7DN

A FASHIONABLE FOUR BEDROOM HOME SET IN A PRETTY VILLAGE SETTING

Description

Lying in an elevated setting, enjoying lovely far reaching views across North Cerney village towards the open countryside, lies this well presented end of terraced family house. The property over the years has been transformed to create a fashionable and stylish home. The accommodation offers great flexibility over three levels and could be utilised in a variety of different ways. On entering this dwelling you are met with an outstanding full length open plan room, consisting: fitted kitchen at the front, dining area in the middle and a seating area at the end. This space is exactly what most families long for. Also on the ground floor is a cloakroom. The back door leads out to a courtyard area with steps up to the garden. On the first floor are the master double bedroom with a lovely aspect to the front, a full wall of wardrobes and an ensuite shower room and the 'L shaped' sitting room. French doors open out onto a bridge that gives access to the garden. On the top floor there are three further bedrooms, a larger one to the front and two further rooms to the rear all serviced by a modern centrally placed family bathroom.

Asking price

£395,000

GOVERNMENT GUIDELINES

An informal tour of the property is available and must be seen prior to arranging a viewing.

Social distancing must be adhered to at all times.

• 30 ft Kitchen/Dining/Family Room • Sitting Room • Master Bedroom with Ensuite • Three further bedrooms • Family Bathroom • Downstairs cloakroom • Enclosed & terraced rear garden • Side garden • Off road Parking for 2/3 cars

Outside

To the front there is off road parking for two to three vehicles. The gardens are found at the rear and side and are made up of three easy to maintain terraces. There are two decked areas and one gravelled, all perfect for outdoor entertaining. The delightful views stretch over the country lane to the fields in the distance. At the side there is a storage area where the oil tank is found.

Directions

From Cirencester take the A435 towards Cheltenham for approximately three and half miles. Turn right and continue into the village bearing off left it Dark Lane next to the school. At the end of this lane bend left and then immediate right into Chapel Lane. The property will be found on the left hand side at the end of the terrace. If you drive passed the converted Chapel you have gone too far.

Location

North Cerney is a pretty traditional village lying in the Churn Valley 5 miles North of Cirencester, 'the capital of the Cotswolds'. Mainly located on the East of the A435 (Cirencester to Cheltenham Road) the village offers a C of E Primary academy, The Bathurst Arms public house, and the village hall which various organisations and associations use. On the other side of the River Churn & A435 lies All Saint's Parish Church, Cerney House (a beautiful country house which opens up its gardens to the public) and the 'small and friendly' cricket club. Regular Stagecoach buses run throughout the day between Cirencester and Cheltenham. The nearest local stores & Post Offices can be found nearby at Rendcomb, Colesbourne & Stratton. Rendcomb also is the home to a doctor's surgery and Rendcomb College. Kemble railway station is eight miles away.

General Information

Tenure: Freehold

Postcode: GL7 7DN

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fitting: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

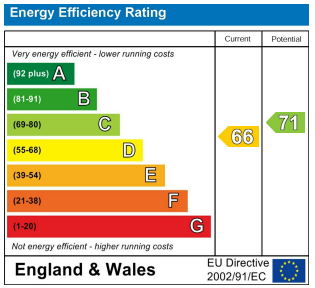
Local Authorities: Cotswold District Council. Council Tax Band D and EPC rating D

Churn Hill

Approximate Gross Internal Area = 123.1 sq m / 1325 sq ft

= Reduced headroom below 1.5m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID641196)



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