



Lakeside, South Cerney, Gloucestershire.

£730,000 Freehold

11 Lakeside, South Cerney Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 5XE or call the office at any time for detailed directions from your location.

Summary

Substantial, detached and well presented home in this desirable location at the end of a quiet close and with lake views behind. The ground floor has been completely remodelled by the current owners and now boasts a fabulous kitchen and family room which spans the full width of the property to the rear, and further reception space as well. There are four double bedrooms, ensuite and family bathroom, and plenty of storage. There is easy access to the many amenities of this popular village and road and rail network beyond.

Step inside

A storm porch leads through to the welcoming entrance hall with large storage cupboard, stairs leading to the first floor, and a door leading to the integral garage. The ground floor has been remodelled by the current owners, and straight ahead is a real highlight of the property, the full width family room and kitchen. The reception area has doors out to the garden, a feature fireplace, and plenty of space for separate sitting and dining areas. The high quality kitchen is fitted with a range of storage and appliances and benefits from a large breakfast bar. A further reception room is currently used as home office, but would make an ideal snug or playroom as required. The ground floor is completed by a useful cloakroom with wc, and wash hand basin.

The first floor landing has stairs providing access to the second floor, and a utility cupboard which is fitted out with plumbing and shelving to house a washing machine and tumble drier. The master bedroom suite comprises a good size bedroom with lake views over the garden to the rear, dressing room with a range of built in storage, and an ensuite which is fitted with a suite comprising double ended bath, wc, twin wash hand basins, and large shower enclosure. The second bedroom also has a range of built in wardrobes, and fantastic lake views, and there is a third double bedroom which is currently used as an additional reception room. Finally on this level, is the family bathroom which is also fitted with a double ended bath, separate shower enclosure, wc, and wash hand basin.

The second floor has a large study/dressing room with built in wardrobes and eaves storage, which leads through to a further double bedroom. This top floor has three big skylight windows with even better views!

Step outside

To the front of the property is a block paved driveway which provides plenty of parking for several vehicles and access to the garage with electric roller door to the front, light, power, and access to the hall.

There is gated access to the rear garden which is primarily laid to lawn but features a large area of patio adjoining the property, including a walled seating area. There is a hot tub which is available by separate negotiation, and to the rear is a children's play area which is built into the bank. There is gated access to the rear, and a useful storage area to the other side of the property.

Area insight

The property is located at the end of a quiet close in this desirable village location. South Cerney has a great range of shops and amenities including a Co-op, One Stop, chemist, doctors surgery, dentist, three village pubs, primary school and two churches. There is a thriving vibrant community with many leisure groups and organisations. The village sits within the desirable Cotswold Lakes and features easy access to the nearby A417/9 and therefore the greater road network beyond. Kemble Station which offers a direct train to London Paddington is approx 4 miles away.

Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Additional services

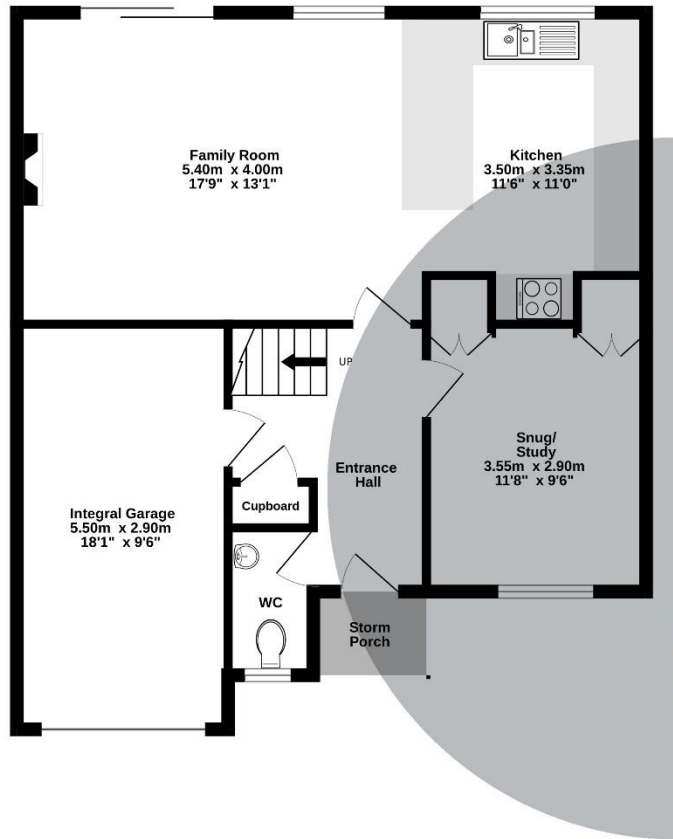
As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

Agents Note

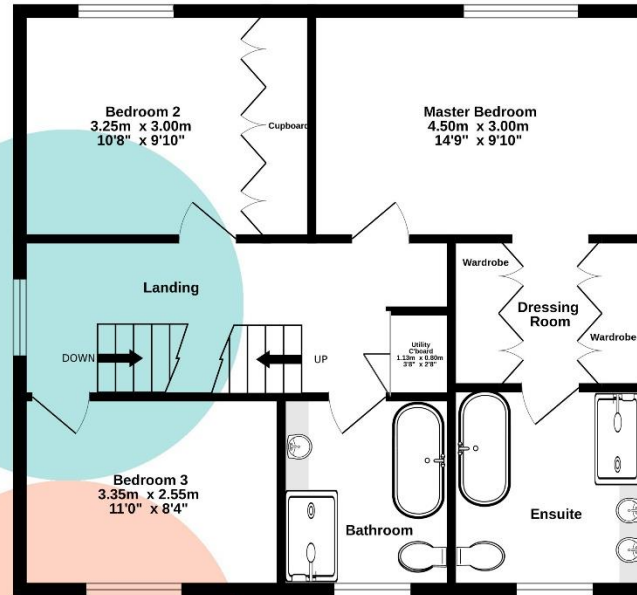
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



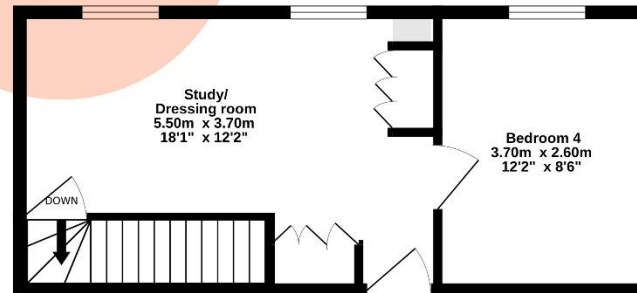
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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