



MOORE ALLEN
& INNOCENT

45 BOXBUSH ROAD
SOUTH CERNEY
CIRENCESTER
GLOUCESTERSHIRE
GL7 5XR

An extended four-bedroom detached family home occupying a peaceful position within the sought-after village of South Cerney, offering spacious and light-filled accommodation with vaulted living spaces and versatile family living throughout. Backing onto mature trees and the River Churn beyond, the property further benefits from a beautifully private rear garden, driveway parking and an integrated garage.

- Detached Family Home
- Four Bedrooms
- En-Suite
- Open Plan Kitchen Diner
- Extended
- Two Reception Rooms
- Off Street Parking

OFFERS IN EXCESS OF
£550,000

TENURE: FREEHOLD



Boxbush Road is a peaceful no-through road situated within the sought-after Cotswold village of South Cerney, where the current owners have resided since the property was built approximately 40 years ago. During their ownership, the property has been carefully maintained and thoughtfully enhanced with a number of extensions, significantly improving the ground floor living accommodation.

To the front, there is gravelled driveway parking for two to three vehicles, together with access to the integrated single garage and a side pathway leading through to the rear garden. On entering the property, a welcoming entrance lobby provides space for coats and footwear, with a downstairs cloakroom positioned directly ahead. A further door leads into a room currently utilised as a dining room, enjoying a front aspect outlook.

From here, the accommodation flows through to the inner hallway, where stairs rise to the first floor and there is internal access to the garage on the left. To the right is the extended kitchen/breakfast room, a particularly light and airy space featuring high ceilings and a door opening directly onto the rear garden. The kitchen is fitted with a range of units and work surfaces, incorporating a sunken gas hob, dual electric ovens, integrated dishwasher and refrigerator.

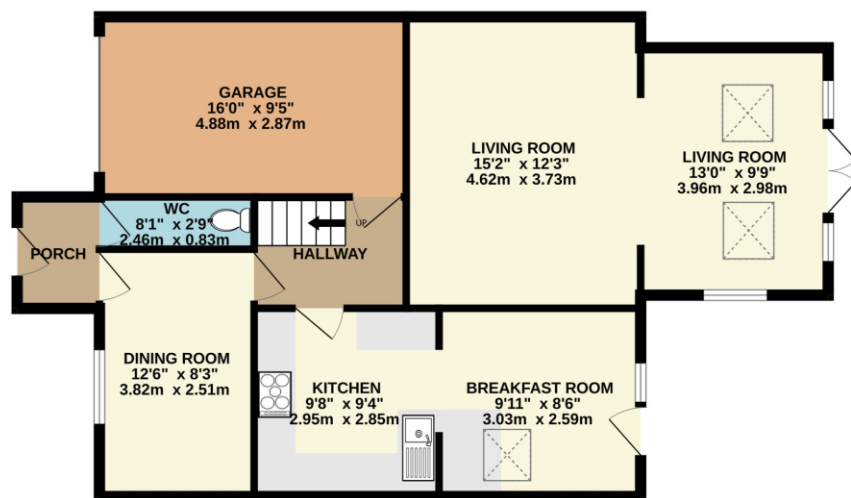
The breakfast area benefits from a vaulted ceiling and large Velux rooflight, creating an excellent everyday dining space filled with natural light.

The living room spans much of the rear of the property and is a real feature, enhanced by a vaulted ceiling extension which creates an impressive sense of space and is flooded with natural light, whilst providing a delightful outlook over the garden.

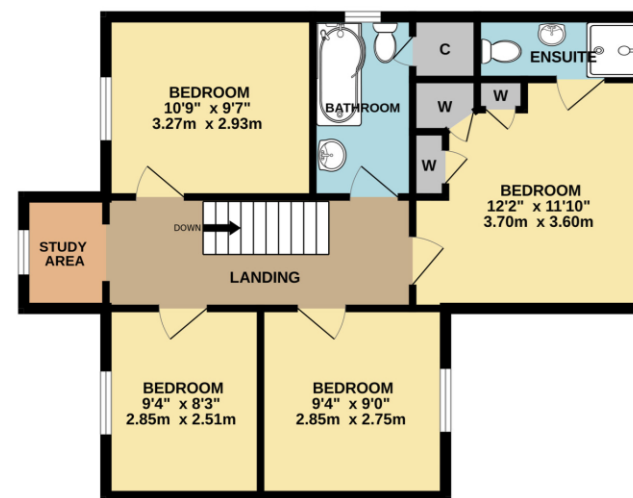
To the first floor, the landing is notably bright and incorporates a useful study area overlooking the front aspect. There are four bedrooms and two bathrooms on this level, together with access to loft space. The principal bedroom is positioned to the rear and enjoys a pleasant outlook towards mature trees and the River Churn beyond, with ample space for a king-size bed, fitted wardrobes and the benefit of an en suite shower room with WC. Bedroom two is a generous double room to the front, while bedrooms three and four are well-proportioned single rooms.

Externally, the rear garden is a standout feature of the property, backing onto mature trees with glimpses towards the river beyond. It includes a patio area ideal for outdoor dining and entertaining, a level lawn and retaining wall to the river frontage, creating an attractive and private outdoor setting.

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA SHOWN INCLUDES GARAGE

TOTAL FLOOR AREA : 1487 sq.ft. (138.2 sq.m.) approx.

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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GENERAL INFORMATION

Services: We understand that all mains' services are connected to the property

OUTGOINGS:

Council Tax Band 'E' 2026/27 charges £2,862.55

EPC: D (66)

Local Authority: Cotswold District Council 01285 623000

Tenure: The property is offered freehold with vacant possession upon completion.

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