



MOORE ALLEN
& INNOCENT

41 Pochard Way

South Cerney
Cirencester,
Gloucestershire
GL7 5FG

A beautifully presented four-bedroom detached family home with a spacious kitchen/dining room, detached garage, driveway parking and an attractive rear garden, situated within the popular Saxon Meadows development.

Conveniently located within walking distance of the village amenities, primary school and the lakes and countryside of the Cotswold Water Park.

- Four Bedrooms
- Detached House
- Single Garage
- Two Bathrooms
- Ensuite
- Open Plan Kitchen Living

GUIDE PRICE

£540,000

Tenure: Freehold



Occupying an attractive position within the sought-after Saxon Meadows development by Wain Homes, this well-presented detached four-bed home offers spacious and well-balanced accommodation, together with a private rear garden, detached garage and driveway parking, all within easy reach of the village amenities and the beautiful surroundings of the Cotswold Water Park.

The property is approached via a pathway leading to the front entrance, with attractive railings and planted borders creating an appealing frontage. A tandem driveway to the side provides off-road parking for two vehicles and leads to the detached single garage, with gated pedestrian access to the rear garden.

The front door opens into a welcoming entrance hall with a cloakroom/WC and staircase rising to the first floor with a landing window. Off the hallway is the door to the sitting room and a useful under-stairs utility cupboard with space for a washing machine, tumble dryer and airer.

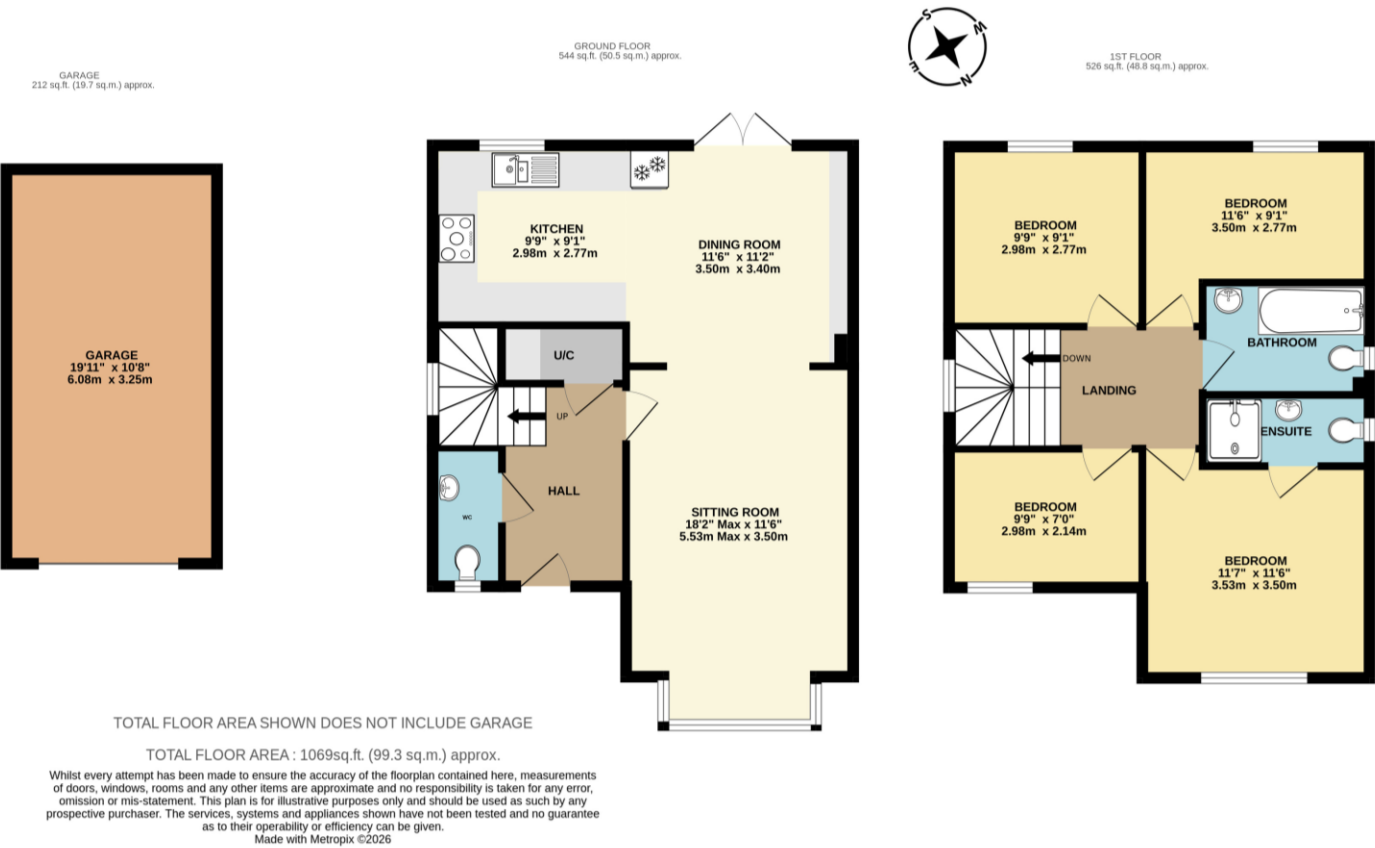
Positioned at the front of the house, the sitting room is a bright and comfortable reception room, featuring a bay window, and leads seamless through to the open plan kitchen/dining room, creating an excellent flow between the principal living spaces.

Occupying the full width of the rear of the property, the kitchen/dining room provides an ideal space for both family life and entertaining. The kitchen is fitted with a range of units beneath Silestone work surfaces and incorporates integrated appliances including a double electric oven, induction hob, dishwasher and fridge/freezer. The dining area enjoys views over the rear garden, with French doors providing direct access onto the garden deck.

The first floor landing gives access to four bedrooms and the family bathroom. The principal bedroom comfortably accommodates a king-size bed together with a full wall of wardrobes and benefits from an en-suite shower room. Three further bedrooms provide flexible accommodation for family, guests or home working and are served by the well-appointed family bathroom.

Outside, the rear garden is laid to lawn with mature shrub borders providing colour and interest throughout the seasons. A decked terrace adjoining the house is framed by a pergola with an established grapevine, creating a wonderful, sheltered space for outdoor dining and entertaining during the summer months. Gated side access leads to the driveway. Behind the detached garage is a timber garden shed providing additional storage for garden equipment and bicycles. The detached garage is equipped with power and lighting, complementing the driveway parking for two vehicles. The driveway is fitted with an electric vehicle charging point.

Situated near the edge of South Cerney, the property enjoys immediate access to an extensive network of footpaths and cycleways leading through the surrounding countryside, neighbouring villages and the lakes of the Cotswold Water Park. Combined with South Cerney's thriving community and excellent range of amenities, including a primary school, shops, cafés, pubs, a pharmacy and GP surgery, it offers an exceptional balance of village convenience and outdoor living.



General Information

Services: We understand that mains water, electricity and drainage are connected to the property. Gas fired heating. Remaining years NHBC from 2022 to be transferred to the new purchaser.

Outgoings:

Council Tax Band 'E' 2025/26 charges £2,862.55

EPC: B (84).

Local Authority: Cotswold District Council

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

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