



MOORE ALLEN  
& INNOCENT

TOBERMORY  
CERNEY WICK,  
CIRENCESTER,  
GLOUCESTERSHIRE,  
GL7 5QJ

A substantial five bedroom detached village home offering over 3,100 sq ft of versatile accommodation, mature rear gardens, ample gated parking and integral garage.

Beautifully presented throughout, featuring exceptional reception space, a superb principal suite with walk-in wardrobe, and established gardens in the sought-after village of Cerney Wick.

- Detached
- Five Double Bedrooms
- Three Bathrooms
- Open Plan Kitchen / Diner
- Utility
- Extending over 3000sqft

GUIDE PRICE  
£875,000  
FREEHOLD



Tobermory is an impressive and substantial five-bedroom detached residence, extending to approximately 3,148 sq ft including the integral garage, occupying a desirable position within the sought-after village of Cerney Wick.

This beautifully proportioned home offers extensive and versatile accommodation arranged over three floors, perfectly suited to modern family living. The ground floor provides an exceptional balance of reception space, comprising an impressive 31 ft sitting room, a separate dining room with doors opening onto the rear garden and delightful inner courtyard space, and a superb open-plan kitchen/breakfast/dining room extending over 31 ft, creating an outstanding hub for both family life and entertaining.

The kitchen is particularly well-appointed, fitted with an attractive range of wall and base mounted units complemented by elegant black granite worktops. A central island provides both a practical workspace and sociable focal point, whilst double height ovens further enhance the functionality of this impressive space, perfectly designed for modern living and hosting.

Positioned just off the kitchen, a useful utility area, cloakroom and integral single garage further enhance the practicality and convenience of this exceptional family home.

The rear garden is of particular note, having been lovingly maintained and enjoyed over many years. Predominantly laid to lawn, it is beautifully complemented by mature borders, creating a private and established outdoor space ideal for family enjoyment, gardening enthusiasts or al fresco entertaining.

To the first floor, the generous principal bedroom suite is a standout feature, offering excellent proportions alongside a substantial walk-in wardrobe/dressing area and en suite facilities, providing a luxurious private retreat. Additional spacious bedrooms are arranged across the upper floors, offering flexibility for growing families, guests or home working. The second floor provides a further double bedroom together with a sauna, adding further versatility.

To the front, the property is approached via gated access leading to ample off-road parking. A beautiful wisteria creates an attractive and welcoming first impression, whilst to the right-hand side sits the attached integral single garage.

Tobermory represents a rare opportunity to acquire a spacious and well-loved village home, offering generous living accommodation, mature gardens and a superb principal suite, all within an attractive Cotswold village setting.

**Approximate Gross Internal Area 3148 sq ft - 292 sq m  
(Including Garage)**

Ground Floor Area 1401 sq ft – 130 sq m

First Floor Area 1401 sq ft – 130 sq m

Second Floor Area 346 sq ft – 32 sq m



## GENERAL INFORMATION

Services: We understand that mains water and electric are connected to the property, oil fired heating and hot water system. Private drainage via septic tank which complies with current regulations.

## OUTGOINGS:

Council Tax Band 'G' 2026/27 charges £4,229.63

EPC – D (67)

Local Authority: Cotswold District Council.

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

Broadband & Mobile: Signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk)



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