



NORTH CERNEY, CIRENCESTER
GUIDE PRICE: £445,000

MOORE ALLEN
& INNOCENT

ELMLEA, 24-25 NORTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE GL7 7BZ

Situated within this idyllic Cotswold village, just 4 miles north of Cirencester lies this three-bedroom period cottage with considerable character. Offered with no onward chain. GIFA 1,152 sq ft (107.1 sq m)

LOCATION

The charming village of North Cerney lies about four miles to the north of Cirencester set off the A435 (Cheltenham Road). The village sits on the side of the valley and reflects a blend of period and mature housing. There is a popular primary school, busy public house with restaurant and handsome parish church. A good selection of day-to-day amenities to include supermarkets and secondary schooling is well provided for in Cirencester.

THE PROPERTY

Centrally located within this well-served village lies Elmlea, a charming attached period cottage of natural stone construction. The cottage has a good-sized entrance hall with cloakroom and stairs that rise to the first floor; dual aspect sitting room with open fire place, 'eat-in' kitchen with a range of built-in units, accommodation for free-standing appliances and ample space for dining. Door to garden.

To the first floor the landing services three bedrooms, each of double proportion and bathroom with modern suite.

A small courtyard garden lies to the front. The lengthy garden is a delight. With established planting, lawns and terrace. Separate pedestrian access. Two useful stores.

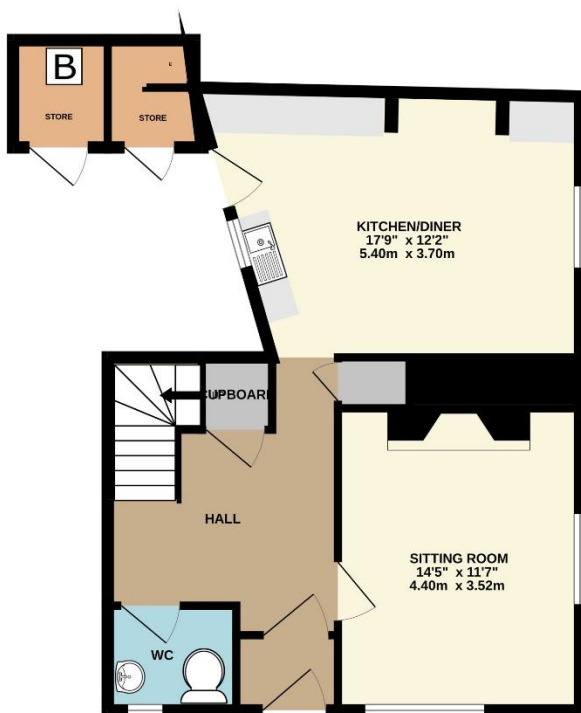
DIRECTIONS

Leaving Cirencester to the north on the A435 (Cheltenham Road), continue for approximately 3 miles turning right into the village of North Cerney (at the Bathurst Arms public house). Proceed into the village bearing left passing the village school leading up the hill, the property will be seen on your left.

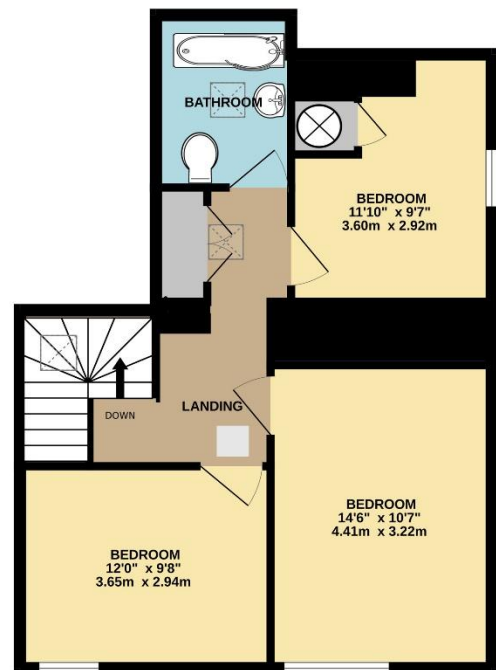
GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. Council Tax Band 'D' charges 2025/26 £2,191.14. Mains electricity and water are connected. Oil fired heating. Cotswold District Council (01285) 623000. EPC Band 'E' (45). Broadband & Mobile signal checker via www.ofcom.org.uk

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.1 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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