



MOORE ALLEN
& INNOCENT

HORSE & GROOM

CRICKLADE ROAD
SOUTH CERNEY
CIRENCESTER
GL7 5QE

The former Horse & Groom, South Cerney, is a beautifully converted detached period home of c.2,777 sq. ft, blending character features with modern comforts. Offering generous reception space, five double bedrooms including a principal suite with roll top bath, enclosed gardens, and a double garage.

- Detached
- Period Features
- Three Reception Rooms
- Downstairs Shower Room
- Five Bedrooms
- En-Suite
- Utility
- Double Garage

OFFERS INVITED IN THE
REGION OF

£795,000
FREEHOLD



1ST FLOOR
989 sq.ft. (91.2 sq.m.) approx.



GROUND FLOOR
1363 sq.ft. (126.6 sq.m.) approx.



FLOOR AREA SHOWN DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 2777sq.ft. (258.0 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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THE PROPERTY

The former Horse and Groom public house is a handsome detached period home, sympathetically converted, updated, and beautifully presented throughout, offering generous and versatile accommodation extending to some 2,777 sq. ft.

Rich in history and character, this splendid home retains many original features, including exposed ceiling beams, leaded pane windows, wood flooring, and an attractive fireplace housing a wood-burning stove. The ground floor provides superb living space, with three well-proportioned reception rooms—currently arranged as a sitting room, snug, and formal dining room—together with a well-appointed kitchen, separate utility room, and a shower room.

To the first floor, there are four comfortable double bedrooms, three of which benefit from fitted storage. The principal bedroom is of particular note, with its en suite shower room and a beautiful roll top bath, creating a luxurious retreat. The remaining bedrooms are served by a stylish family bathroom. A further staircase rises to the second floor, where a flexible additional room is currently arranged as a fifth bedroom, though it would equally lend itself to a playroom or home office.

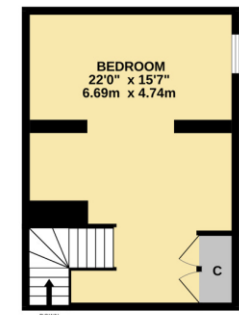
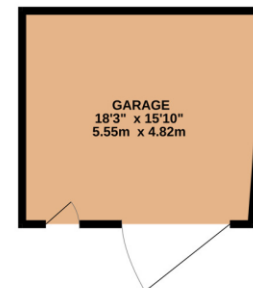
Externally, the property is complemented by an enclosed garden offering both privacy and seclusion, together with a detached double garage providing secure parking and storage.

Since taking ownership, the current vendors have tastefully enhanced the property, successfully blending its period character and former inn heritage with modern family living.

GARAGE
279 sq.ft. (25.9 sq.m.) approx.



2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



GENERAL INFORMATION

We understand that the property is connected to mains water, electricity and gas, private drainage.

The property is sold Freehold offering vacant possession upon completion.

Management Company exists for the communal areas with is £50pcm

EPC band 'C' (78)

The property has been placed in band 'D' for Council tax purposes, charges 2025/26 £2,231.35.

Local authority Cotswold District Council

Broadband & Mobile signal checker via - www.ofcom.org.uk

DIRECTIONS

The property lies about 4 miles to the south of Cirencester. Leaving Cirencester, passing Tesco on the old A417 Swindon direction, at the roundabout take the second turning and continue along this road passing Butts Farm shop and the property will be seen a little further on your right.



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