



MOORE ALLEN
& INNOCENT

NURSES COTTAGE

38 NORTH CERNEY
CIRENCESTER
GL7 7BZ

A charming and deceptively spacious period cottage, tucked away within the sought-after village of North Cerney, offering beautifully balanced accommodation with character features throughout. Thoughtfully extended, the property benefits from three bedrooms, landscaped gardens, off-road parking, and planning permission for a single garage.

- Semi – Detached
- Period Cotswold Cottage
- Three Bedrooms
- Two Bathrooms
- Eat in Kitchen Diner
- Off Road Parking

GUIDE PRICE

£595,000
FREEHOLD



Nurses Cottage, 38 North Cerney is an attractive attached period cottage, discreetly tucked away within the heart of this highly sought-after Cotswold village. Rich in character and charm, the property has been thoughtfully extended over the years to create a beautifully balanced home, combining traditional features with practical and versatile family accommodation arranged across two floors.

Enjoying an enviable village setting, the cottage immediately impresses with its quintessential Cotswold appeal, complemented by mature landscaped gardens and a peaceful position just moments from the surrounding countryside.

The accommodation is both welcoming and well-proportioned throughout. A charming sitting room forms one of the principal reception spaces, centred around an attractive log burning stove, creating a warm and characterful atmosphere. A separate dining room, also benefitting from a log burning stove, provides an excellent space for entertaining and family gatherings, whilst linking seamlessly to the remainder of the ground floor accommodation.

To the rear, a delightful garden room enjoys attractive views over the beautifully tended gardens and provides a light-filled additional reception area ideal for year-round enjoyment. The fitted kitchen has been

designed with everyday practicality in mind and is enhanced by a large bay window which creates a superb breakfast and informal dining space overlooking the gardens.

Located off the dining room is a useful adjoining utility room, notable for retaining the original bread oven, adding further charm and historic interest to the property.

To the first floor, the principal bedroom benefits from fitted wardrobes and a private en-suite shower room. Two further bedrooms are served by a particularly spacious family bathroom, beautifully appointed with a bath and corner shower, in keeping with the cottage's period character.

Externally, the landscaped gardens are a particular feature of the property and are positioned to the front of the cottage, accessed via a traditional pedestrian picket gate from the village lane. The gardens are thoughtfully stocked with mature planting and are predominantly laid to lawn, complemented by a generous paved terrace ideal for outdoor dining and entertaining.

Further benefits include gravelled off-road parking for two vehicles, together with planning permission having been granted and implemented for the construction of a single garage under application reference 12/00213/FUL.

Approximate Gross Internal Area 1388 sq ft - 129 sq m

Ground Floor Area 812 sq ft – 75 sq m

First Floor Area 576 sq ft – 54 sq m



GENERAL INFORMATION

EPC band D (57)

The property has been placed in band 'E' for Council tax purposes, charges 2025/26 £2,815.12

Local authority Cotswold District Council

Broadband & Mobile: Signal checker via www.ofcom.org.uk

SERVICES:

We understand that the property is connected to Mains Electricity, Water and Drainage.



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