



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



AVERY COTTAGE

South Cerney

Avery Cottage, South Cerney, GL7 5TP

Entrance porch · Sitting room · Kitchen/Breakfast room
Utility · Garden Room · 2 Bedrooms · 2 Bathrooms · Terrace
Landscaped garden · Shed · Double car port

A charming Cotswold stone cottage in a thriving village

Location

Located in the heart of South Cerney, in the Conservation Area of this beautiful village, Avery Cottage is superbly positioned within walking distance to local amenities and benefits from easy access to nearby Cotswold towns and villages.

South Cerney lies within the Cotswold Water Park, an area made up of over circa 140 lakes. The village is home to a thriving community with various clubs and societies, an active village hall, a doctor's surgery, two churches, three pubs, Anne Edwards primary school and various handy local amenities.

Known as the "Capital of the Cotswolds", Cirencester, 4 miles away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Nearby Fairford, is a popular and historic market town which benefits from a wide range of facilities and a wonderful community spirit.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Sporting opportunities are abundant with nearby golf courses in South Cerney, Avery

Cottage, South Cerney, GL7 5TP Baunton and Minchinhampton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park and lakeside walks are on the doorstep.

The area offers an excellent choice of schooling, including Prior Park in Cricklade, Farmor's in Fairford, Beaudesert Park in Minchinhampton, Cheltenham Colleges, Westonbirt, Rendcomb College, Malborough College, as well as outstanding state and grammar schools.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services from both Kemble and Swindon.

Cirencester 4 miles
Kemble Station 5 miles
(London Paddington 69 mins)
Fairford 8 miles
M4 (Junction 15) 16 miles
Cheltenham 20 miles

All distances and times are approximate





General Information

Tenure: Freehold.

Services: Mains electricity, water, drainage and gas central heating.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band D and EPC rating D.



Description

Avery Cottage, built of Cotswold stone, is a beautiful village house in the heart of the Cotswolds. Fabulously renovated and thoughtfully extended, great care has been put into creating welcoming living spaces and cosy corners.

The entrance porch opens into the sitting room. The room is superbly laid out with plenty of seating space and pretty window seats which overlook the garden. The character of the cottage really shines through with stunning exposed beams and an impressive inglenook fireplace. The wood burner offers extra heat in the colder months and makes this a lovely room to retire to after a long country walk.

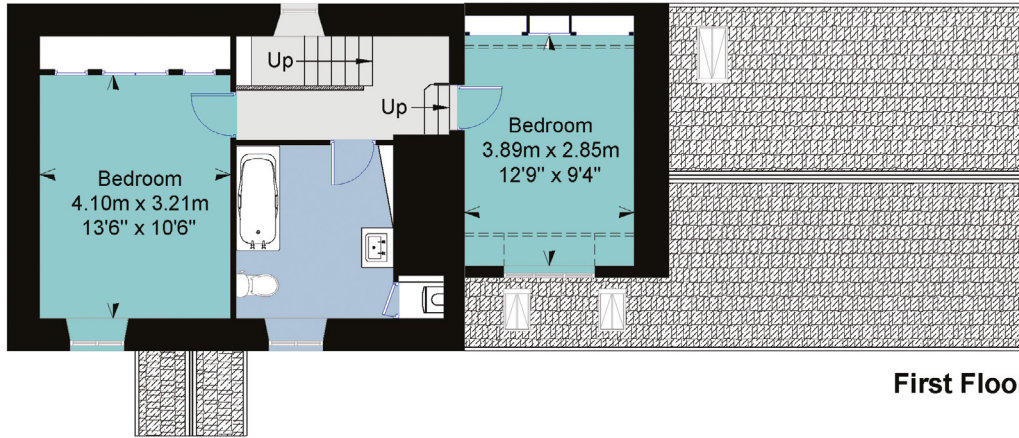
The kitchen/ breakfast room is bright and light with French doors opening onto the terrace and garden. There is plenty of worktop space and the bespoke units offer ample storage. The adjacent cloakroom doubles as a handy

utility room and keeps the laundry out of sight! The garden room is a stunning feature of the cottage. The room is bathed in natural light with views over the garden. This is a lovely room in which to relax and unwind with a good book.

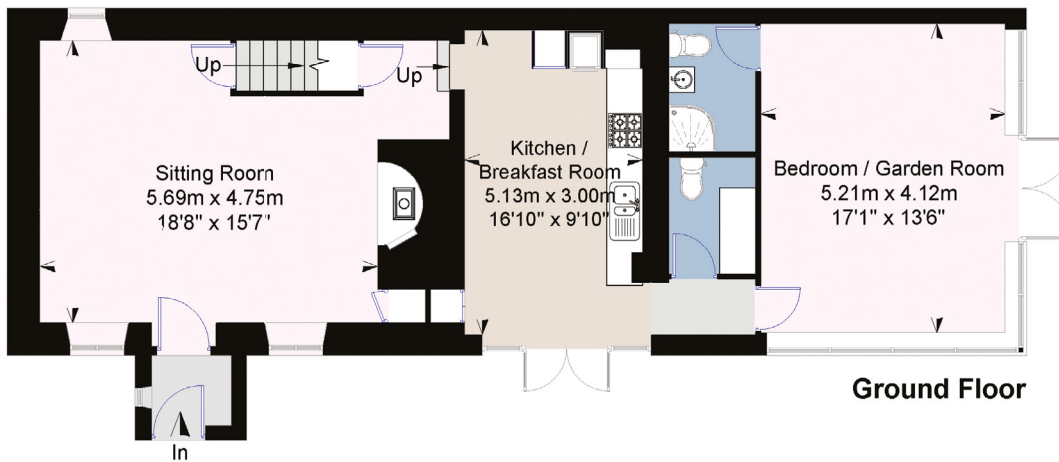
There is also a shower room on the ground floor. Upstairs, there are two double bedrooms and a family bathroom. The rooms are bright and light with views over the garden and offer ample discreet storage.

Outside the garden is a haven of peace and tranquillity. Beautifully landscaped, it is predominantly laid to lawn with pretty herbaceous borders which offer an array of colourful blooms throughout the seasons. The garden well, currently closed off, is a lovely feature of the garden. There is a shed which is handy for garden tools. To one end of the garden a gate leads to the village path, to the other a gate leads to the driveway with an oak framed double car port.





First Floor



Ground Floor

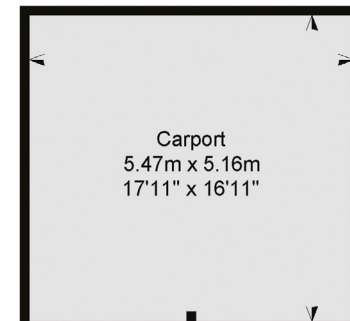
Avery Cottage, Silver Street, South Cerney, Gloucestershire

	Approximate IPMS2 Floor Area
House	129 sq metres / 1389 sq feet
Carport	27 sq metres / 290 sq feet
Total	156 sq metres / 1679 sq feet
(Includes Limited Use Area	3 sq metres / 32 sq feet)

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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



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