

Brook Cottage



Brook Cottage, Cerney Wick, GL7 5QJ

A beautiful Cotswold stone village house in an exceptional lakeside setting

Location

Located on the edge of the village of Cerney Wick, Brook Cottage is superbly positioned in a lakeside setting with easy access to nearby Cotswold towns and villages.

South Cerney, only a mile away, lies within the Cotswold Water Park, an area made up of over 140 lakes. The village is home to a thriving community with various clubs and societies, a primary school and handy local amenities.

Known as the "Capital of the Cotswolds", Cirencester, 7 miles north, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafés 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, 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, Beaudesert Park in Minchinhampton, Cheltenham Colleges, Westonbirt, 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.

*South Cerney 1 mile
Fairford 6 miles
Kemble Station 7 miles
(London Paddington 75 mins)
Cirencester 7 miles
M4 (Junction 15) 13 miles
Cheltenham 22 miles*

All distances are approximate

Entrance hall • Dining room • Sitting room • Study • Kitchen • Utility
3 Bedrooms • 3 Bathrooms • Landscaped garden • Paddock • Terrace
Private parking • Double garage





General Information

Tenure: Freehold.

Services: Mains electricity and water. Private drainage. Oil fired heating.

Postcode: GL7 5QJ

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 F and EPC rating E.



Description

Brook Cottage is a superb village house in the heart of the Cotswolds with a lakeside setting which is both idyllic and peaceful. The house has been in the family for forty years, and with a large garden and orchard totalling circa 0.5 acres, it offers excellent scope for modernisation.

Entering via the front porch the entrance hall opens onto the dining room with views over the terrace and garden beyond. The sitting room, with dual aspect windows, is a bright room offering views of the gardens and lake, while the open fireplace offers extra warmth in the cooler months. The adjoining study is ideal as a home office, and while having similar views, is a quiet area to retreat to. The kitchen also has views of the garden and lake and overlooks the terrace. The back door with its porch is ideal for muddy wellies after country walks and provides direct access to the garden.

Upstairs, there are two double bedrooms with en suite bathrooms, a further double bedroom and a family bathroom. The rooms are bright and light with views over the driveway, gardens and lake and offer ample discreet storage.

Outside one enters a delightful paved patio area, a beautiful suntrap for morning coffee or for watching sunsets over the lake. The garden itself is predominantly laid to lawn, interspersed with beautiful herbaceous borders. This leads to the orchard, with a variety of specimen fruit trees, which in turn leads down to the lake where sailing boats regularly add to the serene setting this home sits in.

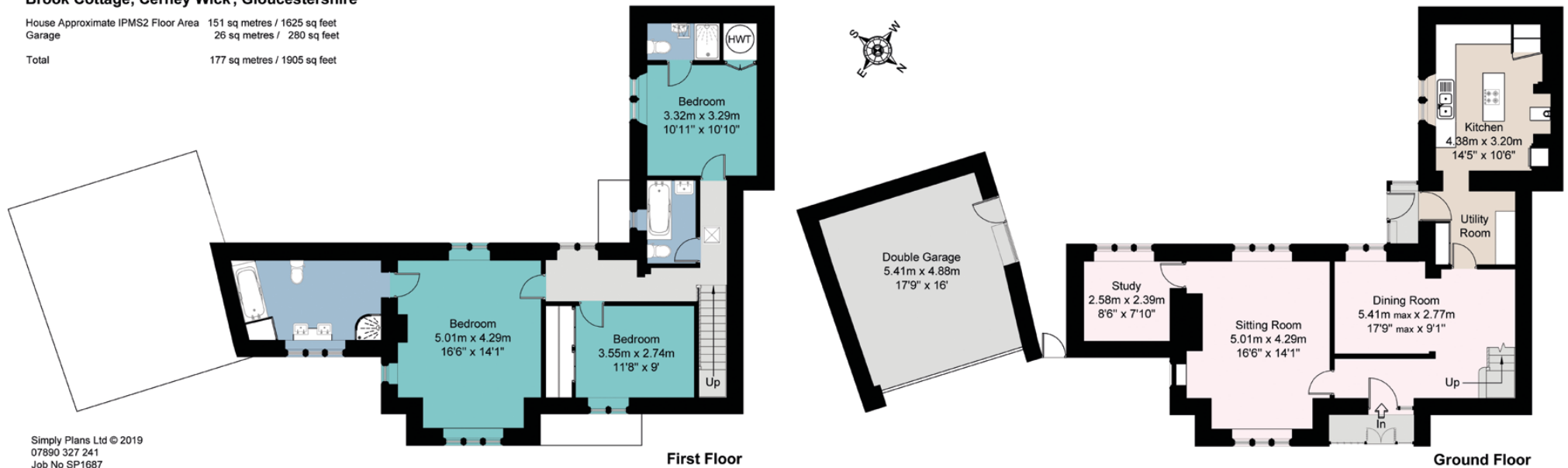
There is a substantial garden shed and a small greenhouse. The driveway offers plenty of parking alongside the double garage.



Brook Cottage, Cerney Wick, Gloucestershire

House Approximate IPMS2 Floor Area 151 sq metres / 1625 sq feet
Garage 26 sq metres / 280 sq feet

Total 177 sq metres / 1905 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

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