



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



HAM HOUSE

South Cerney

Ham House, South Cerney, GL7 5UF

An elegant Grade II Listed period village house

Location

Located in the heart of South Cerney, Ham House 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, 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.

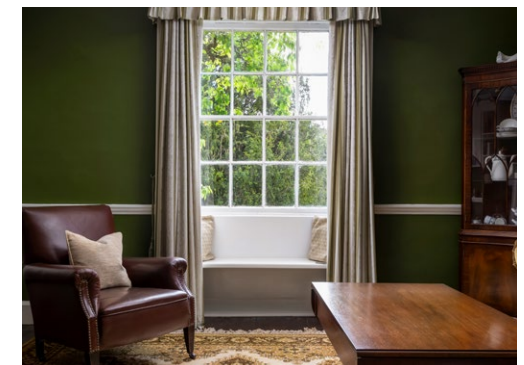
Sporting opportunities are abundant with nearby golf courses in South Cerney, Baunton and Minchinhampton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park and lakeside walks are on the doorstep.

The area offers an excellent choice of schooling, including Prior Park in Cricklade, Beaudesert Park in Minchinhampton, Cheltenham Colleges, Westonbirt, as well 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.

Fairford 8 miles
Kemble Station 5 miles
(London Paddington 75 mins)
Cirencester 4 miles
M4 (Junction 15) 16 miles
Cheltenham 20 miles
All distances and times are approximate

Entrance Hall • Drawing Room • Sitting Room • Kitchen • Breakfast Room • Garden room
Utility Room • 6 Bedrooms • Bathroom • Dark Room • Landscaped Gardens • Double Garage
Outbuildings • Private driveway parking





General Information

Tenure: Freehold. Grade II Listed.

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

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 G and EPC rating E.



Description

Ham House is a distinguished and beautiful Grade II listed period home, set discreetly within the heart of the village.

Rich in heritage and refined in character, the property has remained in the same family for nearly 80 years, thoughtfully curated and maintained, resulting in a home with a natural sense of continuity and understated elegance. The house is ready to be transformed into a truly wonderful haven for contemporary living.

Period features sit comfortably alongside well-proportioned interiors, creating an atmosphere that is both graceful and welcoming. The house offers a calm, private setting while remaining connected to village life. This is a home that is rooted in history, defined by character, and shaped by decades of care.

The living spaces are well laid out with generous proportions, cosy corners, and window seats overlooking the gardens. Natural light fills the rooms throughout, giving the home a bright and comfortable feel.

The first floor comprises three bedrooms and a bathroom. The second floor has three further bedrooms. All the rooms have laid out to provide space, good ceiling height and plenty of natural light.

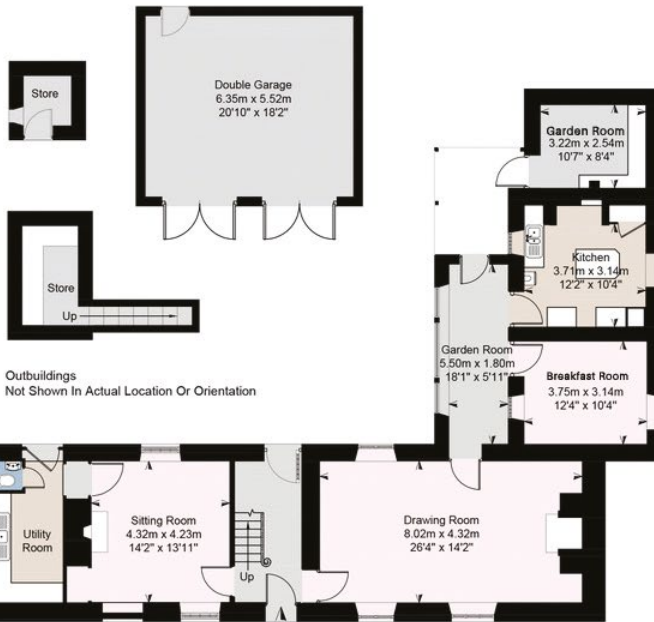
Outside the garden is a haven of peace and tranquillity. Beautifully landscaped, it is predominantly laid to lawn with pretty herbaceous borders which offer an array of colourful blooms throughout the seasons. To the rear of the house a gate leads to the driveway with a double garage and plenty of parking alongside further garden space. Outbuildings provide storage space for garden tools.



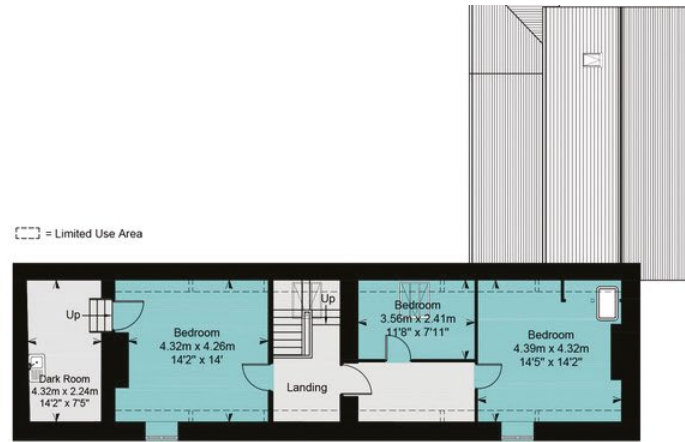
Ham House, Ham Lane, South Cerney, Gloucestershire

Approximate IPMS2 Floor Area

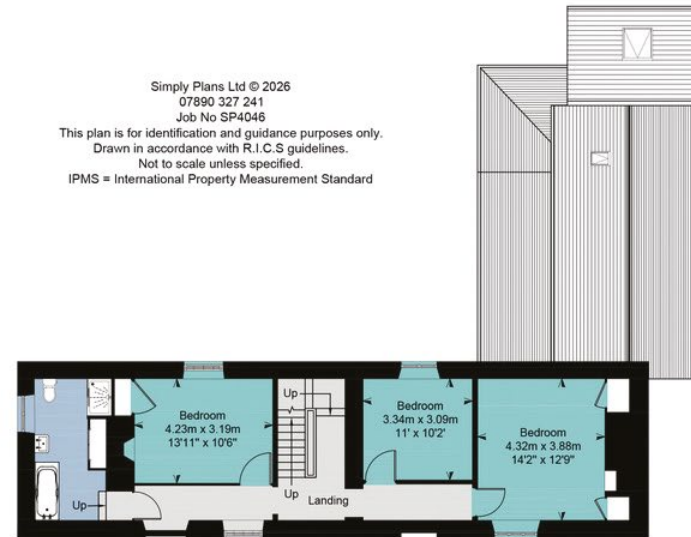
House	276 sq metres / 2971 sq feet
Store	2 sq metres / 21 sq feet
Store	5 sq metres / 54 sq feet
Garage	35 sq metres / 377 sq feet
Garden Room	8 sq metres / 86 sq feet
Total	326 sq metres / 3509 sq feet
(Includes Limited Use Area)	10 sq metres / 107 sq feet



Ground Floor



Second Floor



First Floor

Simply Plans Ltd © 2026
07890 327 241
Job No SP4046

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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