The Willows
South Cerney • Cirencester • Gloucestershire
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Wildmoorway Lane • South Cerney • Cirencester • Gloucestershire • GL7 5UZ

A beautifully positioned house overlooking its own private lake, complete with studio and three fishing lodges, set in approximately 4.33 acres.

- Entrance Hall • Kitchen/dining room • Sitting room • Utility • Office • Cloakroom
- Garden room/ bedroom 5 • Zoned underfloor heating throughout downstairs
- Galleried landing • Master bedroom with dressing room and en-suite bath and shower room
- Second double bedroom with en-suite shower room • Mezzanine / bedroom 3 • Attached studio / bedroom 4
- Beautiful decking area overlooking private lake • Well-stocked, mature gardens • Large gravel drive
- Three wooden fishing lodges • Carport, workshop and store • Consent for additional holiday units

Centre of the village (0.5 miles), Cirencester (4 miles), Kemble (5 miles), Cricklade (6 miles)
(All distances approximate)
The Willows is an exceptional contemporary home enjoying seclusion and security in an idyllic setting, situated on the outskirts of the popular village of South Cerney. It overlooks its own private lake, with three lodges, and is recognised as one of the best carp fisheries in the UK.

Architecturally designed, and sympathetically built in 2016, the property currently runs a successful fishing business, and offers further scope for development with planning permission granted for two additional holiday units.

The Willows is approached through secure wooden gates down a long private, tree-lined drive leading to a gravelled driveway and parking area to the front of the house.

The oak and glass front door opens into a spacious and stunning entrance hall, complete with exposed stone curved walls, double height ceiling and the staircase, which leads up to the galleried landing. Double doors open into a beautiful reception room with floor to ceiling sliding doors onto the decking area, which affords magnificent views over the fishing lake. Also, off the entrance hall, is the spacious kitchen/ dining room which, again, takes advantage of sliding doors onto the decking, extending your living space outside, and offering beautiful views over the lake. The contemporary kitchen hosts a very good range of wall and floor units made up of deep drawers and cupboards topped with a solid wood work surface. Furthermore, there is an island, complete with breakfast bar, two eye-level double ovens and a further array of integrated appliances. Off the kitchen, lies the utility room which benefits from useful cupboards and ample storage space. Also, on the ground floor, is a sizable garden room/ bedroom, with views over the lake and gardens to the side, a study, rear hall, two cloakrooms and a storage cupboard.

Upstairs, along the galleried landing can be found the fabulous master bedroom complete with dressing room and luxurious en-suite bath and shower room. The master bedroom offers ample built in wardrobes, floor to ceiling windows overlooking the lake and access onto the roof terrace which offers views over the beautiful mature gardens.
and the River Churn, which runs behind the property. A second double bedroom with modern shower room and a mezzanine level complete with walk in wardrobe, can also be found on the first floor.

**Studio**

A self-contained studio is located and attached to the side of the house, and is accessed through sliding doors from its private driveway. The studio offers a reception room with fully fitted kitchen and a range of integrated appliances to one side, and further space for a bed, dining table and seating area to the other. There is a generous modern shower room, and a hallway with a large built in wardrobe which could be removed to allow the studio to be incorporated back into the main house.

**Lodges**

The property has three wooden fishing lodges positioned along the east side of the lake, and all benefit a driveway, private decking and jetty. Yew Tree Lodge and Walnut Tree Lodge offer the same layout with an open plan kitchen/breakfast room with sitting room, double bedroom with built-in wardrobes and a shower room. Chestnut Lodge has been recently refurbished, and offers a slightly different layout to the others, with a square kitchen/breakfast/sitting room, double bedroom with a shower room and a separate cloakroom. The lodges offer peace and tranquillity, an ideal situation for a keen angler.

**Gardens**

The beautiful grounds of The Willows are entirely enclosed by a mature mixed field maple and hornbeam hedge, offering privacy and security. The whole site is further protected by discreet otter fencing. The River Church meanders along the north of the plot, and the property has riparian rights to the centre of the river. An expanse of lawn opens along the lake, to the west of the house, and offers a huge variety of mature trees including; Sorbus, Swamp Cypress, Wellingtonia, Betula Negra, Walnut and Crab-apple. The south aspect of the property offers a generous decking area overlooking the lake, perfect for al-fresco dining and entertaining, with access back into the house. Within the grounds, there is a solid timber-framed garage with two open bays, perfect for cars, a store room and a secure enclosed workshop containing all the electrics for the lodges together with the water treatment equipment. Also, outside is a 46-metre borehole with decorative well, the plant room which houses the boiler and hot water store for the house plus there are a number of wooden sheds around the site.

**Planning**

There is planning permission extant to erect two additional holiday accommodation units and fishery storage at The Willows – 14/01912/FUL – dated 14/09/2014

There is an occupancy condition in the original planning consent for The Willows, which the current owners comply with.

Cotswold District Council commended the design of The Willows and as a consequence Permitted Development Rights were removed to protect the integrity of the design. Two elements of the original design were not built (an external spiral staircase onto the roof-terrace for which footings are in place, and a carport) and further details can be made available upon request.

Business details can be provided upon request.

**Situation and Location**

South Cerney has a vibrant community and is positioned in the heart of the Cotswold Water Park. The village offers three reputable pubs, shops and fantastic walks, with an extensive network of footpaths and bridleways across neighbouring countryside and around the lakes. The lakes themselves offer a plethora of outdoor activities including; sailing, canoeing and fishing.

The nearby market town of Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a hospital. Cirencester also has one of the oldest open-air pools in the country.

Within about half an hour’s drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with outstanding cultural and recreational facilities.
Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble Airfield has facilities for small aircraft and Aston Down is a gliding centre. Golf courses at South Cerney, Cirencester, Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath.

South Cerney is readily accessible to the A419 and M4, providing excellent transport links to Reading, Bristol and London. Kemble Railway Station is located approximately 5 miles away and offers direct mainline train links to London Paddington in approximately 1 hour, 25 minutes.

**SERVICES**
The house and lodges are connected to mains electricity, private water supply, private drainage and LPG central heating. Broadband connected.

(No tests as to the suitability of services have been carried out and intending purchasers must commission their own tests).

**FIXTURES AND FITTINGS**
Apart from light fittings and blinds which are included, only those items mentioned in these particulars are included in the sale. All other fixtures and fittings, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

**LOCAL AUTHORITY**
Cotswold District Council, Trinity Road, Cirencester.
Tel: 01285 623000
Council Tax Band G

**POSTCODE**
GL7 5UZ

**Viewing**
Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888.
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**Directions**
From Cirencester, take the A419/Swindon Road until you reach the roundabout. Take the second exit, going back on yourself and remain on the A419. Turn left, signposted to Siddington. Follow the road for approximately 2 miles, entering South Cerney. Follow the road over the bridge, past the two public houses and at the triangle, turn left onto Station Road. Continue along Station Road and take the left hand turning into Robert Franklin Way. Turn immediately right onto Wildmoorway Lane and continue. The Willows will be located on the left-hand side.
DISCLAIMER
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Approximate Gross Internal Area
\~ 244.2 sq m / 2628 sq ft
Yew Tree Lodge = 34.9 sq m / 376 sq ft
Walnut Tree Lodge = 34.9 sq m / 376 sq ft
Chestnut Lodge = 31 sq m / 334 sq ft
Outbuilding = 34.3 sq m / 369 sq ft
Limited Use Area = 7.7 sq m / 83 sq ft
Total = 387 sq m / 4166 sq ft

Energy Efficiency Rating

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 229326

Area: 4.33 acres (1.75 ha)