

# 2 KINGFISHER PLACE

South Cerney, Gloucestershire GL7 5TG



MOORE ALLEN  
& INNOCENT

## 2 KINGFISHER PLACE    £535,000

South Cerney  
Gloucestershire  
GL7 5TG

A desirable family home offering c.1500 sq ft of spacious and well-presented accommodation, set on this exclusive development on the edge of South Cerney. This attractive home is constructed of reconstituted stone and enjoys a private sheltered rear garden, double garage and parking.

Set back behind a stone wall and clipped hedging an entrance porch provides shelter and storage. The front door opens into the hallway, ground floor cloakroom and a home office.

In the centre of the house is the dining room, presented in neutral shades enhancing the light feel; this is reflected throughout the home. A window overlooks the rear garden and to the side a staircase leads to the first floor also providing a useful large storage cupboard beneath.

The second reception room is a spacious sitting room benefiting from a triple aspect, there is a central fireplace housing a coal effect gas fire, French doors to the rear open into a conservatory. This additional living space provides flexibility as a playroom or family room and benefits from wood laminate flooring, a radiator and French doors out onto the patio.

A comprehensively fitted kitchen provides a wide range of wall and base units with ceramic tiled flooring, integrated gas hob, extractor, dishwasher, eye-level electric double oven, fridge and freezer also plumbing for a washing machine and dryer. French doors open out to the rear garden and there is space to accommodate a table for casual dining.

The spacious feel of the house continues on the first floor, from the landing there is loft access and an airing cupboard.

A generous principal bedroom suite enjoys a triple aspect affording views that extend across to the lake. There is ample



built-in wardrobe and drawer space and an en-suite shower room. Two further double bedrooms and a family bathroom complete this fine home.

There is direct access to the double garage from the garden, part converted to create a home studio/office with storage above.

The lovely sheltered rear garden is predominantly laid to lawn with established planted borders and a paved patio extending the width of the property, creating the perfect environment in which to relax or entertain.

## Property Information

### SERVICES

All mains services are connected to the property with gas fired central heating. EPC Band 'C'.

### OUTGOINGS

Council tax band 'F' 2020/21 Charges £2702.95.

### LOCAL AUTHORITY

Cotswold District Council, Cirencester 01285 623000.

### TENURE

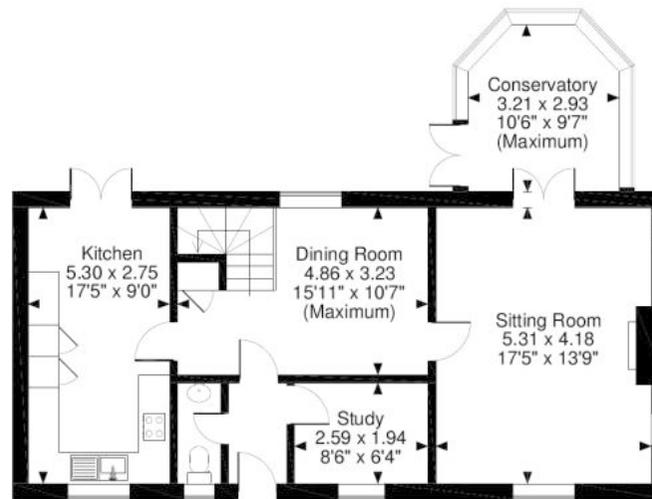
Freehold offering vacant possession upon completion.

### LOCATION

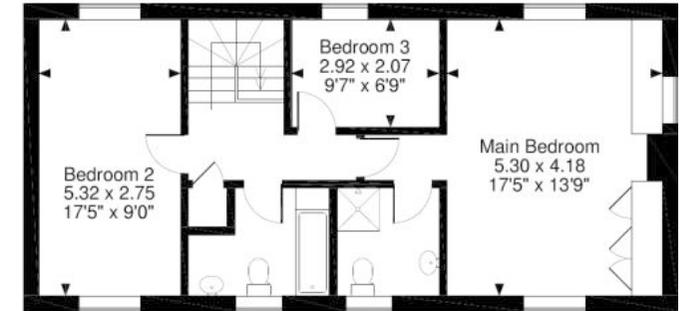
South Cerney is located about four miles south of Cirencester; this popular village has a blend of older properties along with more modern housing. There are a good range of facilities that include a Post Office, general stores, public houses, garage, as well as a primary school, village hall, golf course, bowling green, doctor's surgery, pharmacy and dentist. Also neighbouring the lakes, with wildlife habitat, extensive country walks and water sport facilities.

Swindon c.13 miles, Cricklade c.7 miles, Cheltenham c.19 miles. Railway Station Kemble c.4 miles (London Paddington 75 minutes).

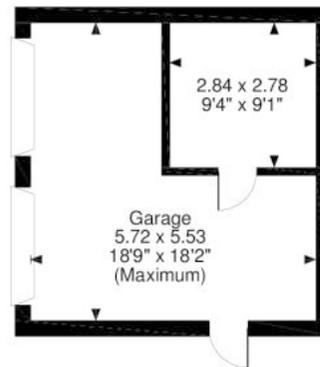




Ground Floor



First Floor



Total Approx Floor Area 136 SQ.M (1460 SQ.FT.)

Garage 32 SQ.M (340 SQ.FT.)



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**DISCLAIMER**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016

