

KEtm
KINGSLEY
EVANS

BROOKSIDE

Robert Franklin Way, South Cerney

BROOKSIDE

ROBERT FRANKLIN WAY, SOUTH CERNEY

A hidden gem located in the heart of South Cerney, this exceptional single story dwelling occupies a beautiful river fronted plot of c0.3 acres.

- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Garden Room
- Master Bedroom with En Suite
- Guest Bedroom with En Suite
- Bedroom
- Cloakroom
- Garage
- Off Road Parking
- Garden and overall plot of c 0.3acres

DESCRIPTION

Set within 1/3 acre plot with a river frontage, is this exceptional three double bedroom detached single story dwelling. The current owners have reconfigured the internal plan to take advantage of the space, volume and light, creating a calm, peaceful oasis perfect for modern living. Contemporary materials of high quality have been used throughout to create an impressive space spanning over 1800 Sq Ft. Subject to the necessary planning, there is also an opportunity to convert the extensive loft to create three further bedrooms.

Upon entry, oak flooring runs underfoot throughout the hallway and corridor leading to the bedrooms, and double opening glazed oak doors offer views into the beautifully proportioned sitting room with a modern wood burning stove. The kitchen dining space is located to the rear of this property and has been designed to create long sight-lines and beautiful vignettes of the gardens, and is a true heart of this wonderful home. Modern shutters throughout give a continental feel.

Non slip porcelain floor tiles have been laid throughout the kitchen dining area and continue seamlessly into both the garden room and adjacent utility. The kitchen is complimented



by a full range of base units and a wonderful large central island, all topped with striking 30mm recycled glass worktops. Matching wall units provide excellent storage in addition to an extensive range of integrated appliances and an all-important boiling tap. The garden room enjoys a fantastic connection with the outside space with bi-folding doors creating a smooth transition between indoors and out. A roof lantern allows light to permeate this space and adds a tremendous sense of volume to the room. On those cooler days, a modern grey cylindrical wood burning stove can be lit for some comforting back ground heat.

The main bedroom enjoys a dual aspect view, with patio doors opening to a spacious paved terrace, and is fitted with an excellent range of wardrobes and a beautifully appointed fully tiled ensuite bath and shower room. A cloakroom and two further double bedrooms each with wardrobes, and complimented by a generous shower room, complete the living space.

OUTSIDE

Electrically operated double wrought iron gates open to a beautifully maintained garden which has been carefully planted with an abundance of evergreen trees, flowers and perennial shrubs to ensure the garden has colour and foliage all year round. Areas of level lawn are intersected by grey porcelain paving which connects to a generous central terrace. A raised decking area, laid with hard wood provides a perfect vantage point to enjoy the river and a clever use of lighting illuminates the trees and garden. A double garage is located to the front of the property with extensive parking to the driveway with automatic night lighting. Fully alarmed with CCTV cameras.

SITUATION

South Cerney is a relatively large village about 3 miles to the South of Cirencester. It stands at the south-eastern rise of the Cotswold Hills with the River Churn running through it. Within the village there is a primary school, village hall, a parish church, various shops including two small supermarkets, chemist and several pubs. It is accessible to either Kemble or Swindon for the railway station to London (Paddington 58 minutes) and the M4 and M5 motorways. Close by is the Cotswold Water Park, which offers excellent water-based leisure facilities, including sailing, windsurfing, water skiing etc. There are also nature reserves, walks, picnic sites and a number of bridleways.

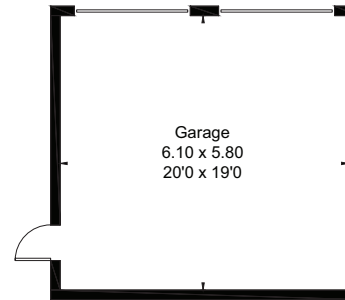
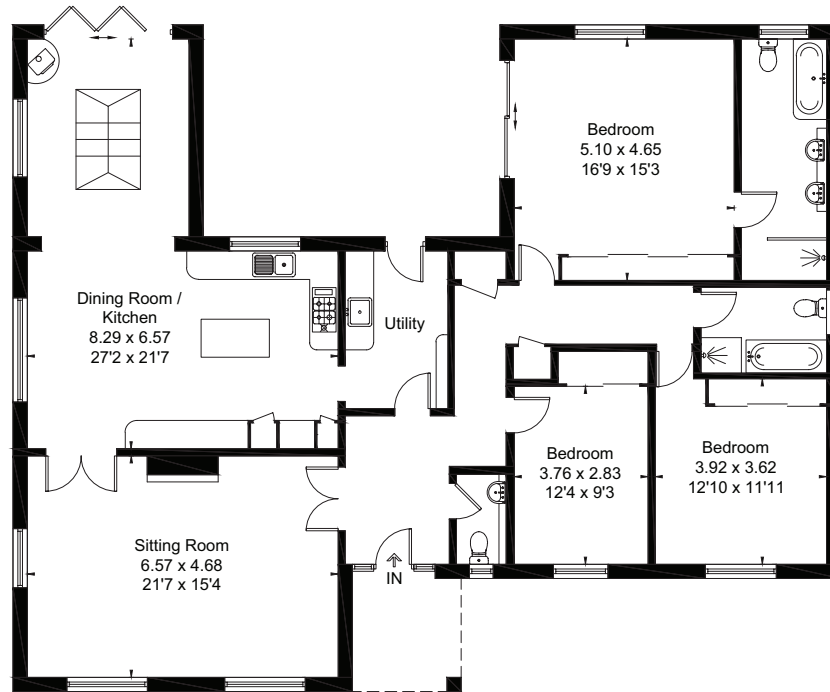
SERVICES

Main water, gas, and electricity, mains drainage. Hive system to control the heating.

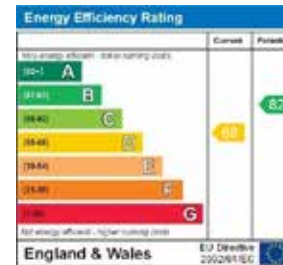


FLOORPLANS

Approximate Floor Area = 173 sq m / 1862 sq ft
Garage = 35.4 sq m / 381 sq ft
Total = 208.4 sq m / 2243 sq ft



(Not Shown In Actual Location / Orientation)



KEtm
KINGSLEY
EVANS

Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.