

Huxley Court, South Cerney, Nr. Cirencester, Gloucestershire, GL7 5XF

Just 90 minutes from London

This very desirable five bedroom Cotswold home (plus self-contained studio that would make a perfect home office) is ideally nestled on the edge of the beautiful Bradley's Lake which is home to the South Cerney Sailing Club.

Number 7 Huxley Court benefits from direct lake access, all year round, via your own private pontoon at the bottom of your landscaped garden. You can fish, launch a paddle board, kayak or canoe. For the less active, you can just kick back, relax, revive and reconnect with nature and the abundant birdlife or just watch the sailing boats drift by from the various secluded lake facing terraces.

This stunning property forms part of a very peaceful, private, gated development of just five other similar properties but is only a five minute walk from the centre of South Cerney village.

South Cerney is 4 miles south of Cirencester and within easy reach of the M4 & M5 motorways which can take you to London, Southwest to Bath & Bristol, West to Wales or North to Birmingham. With over 150 lakes to choose from, there is an abundance of recreational and leisure activities for everyone who love the outdoors. Angling, canoeing, sailing, water-skiing and windsurfing to name just a few... There is even a beach with lifeguards where you can go swimming!

South Cerney boasts a wide range of local amenities including The Pennycress Garden Cafe, a couple of small supermarkets, hairdresser, doctors, pharmacy, dental surgery, a beautiful church, a grade II listed thatched village hall, a curry restaurant and four pubs including the Lakeside Brasserie!

Ann Edwards Church of England Primary school is situated within the village and there is a very impressive choice of state, grammar and independent schools nearby.

There is a regular bus service to Cirencester, Cheltenham & Swindon. The mainline railway stations at Kemble and Swindon provide train services to Paddington in just over an hour.

Specification, security and energy efficiency

The property is accessed via a private drive with wrought iron gates. It is clad in natural stone with natural Welsh slate roof tiles. The triple glazed windows and external doors are factory finished in powder coated aluminium by Internorm with a wood finish internally. There is gas central underfloor heating downstairs, with radiators throughout.

All of the bathrooms and ensuites are warmed through with underfloor electric heating. There is Duravit sanitaryware, Hansgrohe taps, heated chrome towel rails & Geberit toilet systems in each ensuite bathroom.

All external doors have multi-point locking systems. There are smoke & heat detectors, an A- rated efficiency boiler, low energy lighting, an alarm system, wall safe and 400mm of loft insulation.

The property was constructed in 2018 by Colburn, an established local developer, with a reputation for building the very best homes in the very best locations. There is still 4 years NHBC warranty remaining.