

2 Churnbridge Row, North Cerney, Cirencester, GL7 7FD



**** SALE AGREED stc **** Welcome to North Cerney – A beautifully presented two-bedroom home, built just five years ago and positioned within an exclusive development of just twelve properties, offering a peaceful village setting with stunning countryside on your doorstep **** Shared Ownership ****

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Key Features



2

Bedrooms



1

Bathrooms



1

Receptions

Description

The property enjoys a wonderful balance of rural living and convenience, with Cirencester and Cheltenham both within easy reach, along with a well-regarded local pub just a short walk away.

Upon entering, a welcoming hallway leads through to a light-filled, dual-aspect sitting room, complete with French doors opening onto the rear garden. Opposite, the dual-aspect kitchen also benefits from French doors, creating a bright and sociable space with direct access outside. The ground floor is further complemented by a cloakroom and useful understairs storage.

To the first floor, you will find two generous double bedrooms, both enjoying plenty of natural light and a comfortable, airy feel.

Externally

Externally, the rear garden is arranged over two levels and enjoys uninterrupted views across open farmland, creating a real sense of space and tranquillity. To the front, the property benefits from allocated parking for two vehicles.

Shared Ownership - Buyers Guide

This property is offered on a shared ownership basis, with a 40% share available at £108,000 (based on a full market value of £270,000).

Monthly charges apply as follows:

Rent: £434.97
Service charge: £45.28
Building insurance: £28.07

Any prospective purchaser must be approved by Cottsway Housing Association and meet the Help to Buy eligibility criteria. This includes a maximum household income of £80,000 per annum and evidence that the applicant is unable to purchase a suitable property on the open market.

In addition, applicants must meet one of the following criteria:

- First-time buyer
- Previously owned a home but unable to purchase currently
- Forming a new household
- Existing shared owner looking to move
- Homeowner unable to afford a property that meets their needs

All applicants will be required to complete a housing association application form and provide affordability confirmation from a mortgage advisor.

Essentials

Tenure - Shared Ownership
EPC rating: B
Council tax band: C £1947.67 2026/27
Double glazing Air source heating

Location/Area

North Cerney is a highly sought-after Cotswold village, perfectly positioned just a short drive from Cirencester, often referred to as the capital of the Cotswolds. Surrounded by beautiful open countryside, the village offers a peaceful rural setting with a strong sense of community.

Within the village itself, you'll find a well-regarded traditional pub and access to a network of scenic walks, making it ideal for those who enjoy the outdoors. Despite its tranquil feel, North Cerney is conveniently located for access to nearby towns, with Cirencester providing a wide range of shops, cafes, restaurants, and everyday amenities, while Cheltenham offers further shopping, leisure and excellent transport links.

This location offers the perfect balance of village living with town convenience, making it particularly appealing to first-time buyers, downsizers and those looking to enjoy the Cotswold lifestyle.

Sellers Comments

Viewings

Please contact Paul or the Adkins property team to arrange your viewing - Residential Sales | Lettings | Management | Holiday Homes | Commercial

Agents Notes

These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Buyers should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

Anti-Money Laundering (AML) Compliance

In accordance with current Anti-Money Laundering regulations, all prospective buyers are required to complete identity and financial verification before an offer can be formally accepted or a Memorandum of Sale issued.

This process is carried out securely via Thirdfort, our approved independent compliance provider. Buyers will receive a secure link to complete identity, address, and financial verification remotely. A fee of £18 inclusive of VAT per buyer applies for AML verification. Where required, a Source of Funds check may also apply at £18 inclusive of VAT per transaction.

Please note that we are unable to formally accept an offer or progress negotiations until all AML requirements have been fully satisfied.

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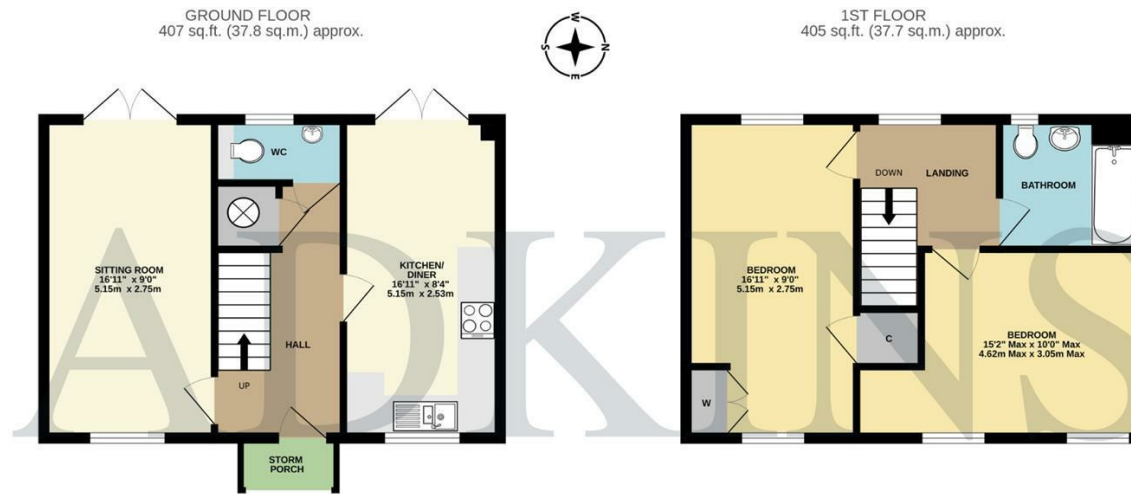






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Floor Area: 850.36 sq ft



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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