

## 29 Robert Franklin Way, South Cerney, Cirencester, GL7 5UD



Welcome to Robert Franklin Way - a beautifully presented four-bedroom detached home set within a peaceful cul-de-sac in the heart of South Cerney. Thoughtfully extended and impeccably maintained, this spacious property offers superb open-plan living, generous bedrooms and a private south-westerly garden - ideal for modern family life within the Cotswold Water Park.

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## Key Features



4  
Bedrooms



2  
Bathrooms



3  
Receptions

## Property Description

Occupying a desirable position within this established residential setting, the property offers balanced and versatile accommodation arranged over two floors.

The ground floor begins with a welcoming entrance hall leading to a well-proportioned living room overlooking the front aspect. To the rear, a recently added extension has transformed the home, creating a light-filled L-shaped kitchen, dining and family space - the true heart of the property.

The kitchen is fitted with classic Shaker-style cabinetry, oak worktops and integrated appliances, flowing seamlessly into the dining area and onward into the family room, where French doors and a roof lantern invite natural light throughout the day. A separate utility room, cloakroom and internal access to the garage complete the ground floor.

Upstairs, the first-floor landing leads to four bedrooms and two bathrooms. Three of the bedrooms are comfortable double rooms, two of which benefit from built-in wardrobes. One of the double bedrooms also enjoys its own ensuite shower room. The fourth bedroom is currently utilised as a home office, offering excellent flexibility for modern working requirements, nursery space or guest accommodation. A well-appointed family bathroom serves the remaining bedrooms.

## Exterior

The rear garden enjoys a highly desirable south-westerly aspect, offering excellent privacy with no direct overlooking from behind. A generous patio extends from the rear of the property, creating an ideal space for outdoor dining and entertaining.

Beyond, a well-maintained lawn provides ample room for family activities, bordered by established planting and fencing. The setting is both peaceful and secure, perfect for children and pets alike.

## Garage & Parking

To the front, the property benefits from driveway parking for two vehicles, with further potential to enlarge if required (subject to the necessary consents).

The integrated single garage provides additional storage or parking and presents excellent scope for conversion (subject to planning), should additional living accommodation be desired. Side access leads conveniently to the rear garden.

## Essentials

Freehold

Council Tax Band E – £2727.21 2005/26 Cotswold District Council

Mains gas, electricity & drainage

EPC Rating: D61

## Sellers Comments

### Area

South Cerney is one of the most sought-after villages within the Cotswold Water Park, offering a strong sense of community alongside excellent amenities including local pubs, cafés, a village shop, primary school and lakeside walks.

The nearby town of Cirencester provides a broader range of shopping, dining and schooling options, while Kemble Station offers direct rail services to London Paddington.

### Viewings

Viewings strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on 01285 239486 or 07851 111800 to arrange your viewing.

### 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.

### Buyer Verification / AML Compliance

In accordance with UK Anti-Money Laundering regulations, all prospective buyers are required to complete full identity and financial verification before any offer can be formally accepted. This includes photographic identification, proof of address, and evidence of funding or financial arrangements.

Verification is completed securely via Thirdfort, our approved independent compliance provider, using encrypted remote technology. A fee of £18 (inclusive of VAT) per buyer applies. We cannot proceed with negotiations or formally accept an offer until all AML requirements have been satisfied in full.

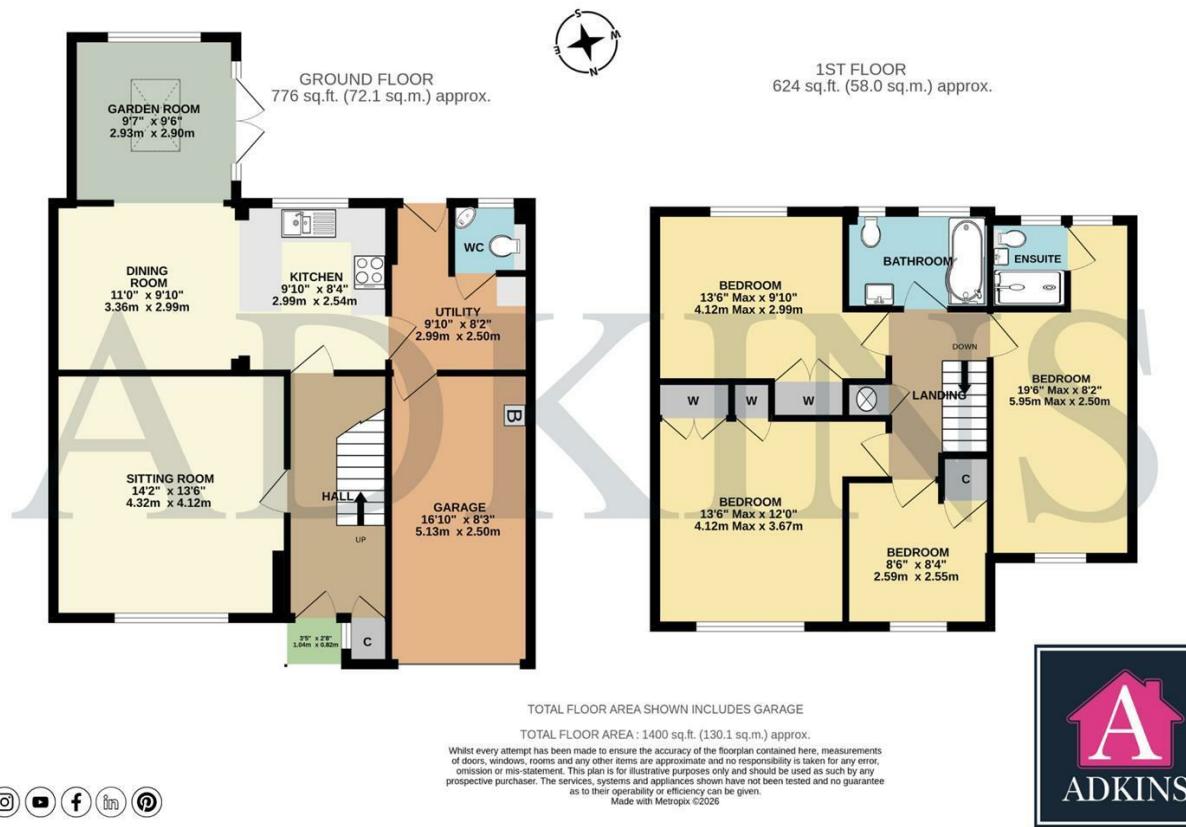






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Floor Area: 1400.00 sq ft



**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.

## Adkins Property Group

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