

Poppy Fields Cottage Cricklade Road, South Cerney, GL7 5QE




**** ANOTHER SOLD IN SOUTH CERNEY by Adkins Property | Fine & Village - Welcome to this extensively improved 2,955 sq ft four-bedroom detached home on Cricklade Road, South Cerney—offering the perfect opportunity for smallholding life. Set in approximately 2 acres of gardens and fields, the property features spacious living areas, three bathrooms, stylish interiors, and ample parking. A rare blend of comfort, space, and rural potential. ** AGRICULTURE OCCUPANCY CONDITION applies ****

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Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

Description

Nestled on Cricklade Road on the outer edge of South Cerney, this impressive four-bedroom detached house offers a perfect blend of modern living and spacious comfort. Spanning an expansive 2,955 square feet, the property has undergone a significant transformation, showcasing a wealth of high-end improvements that elevate its appeal.

Upon entering, you are greeted by a large and welcoming entrance hallway, two inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the large kitchen and family living space, designed to accommodate both everyday living and special gatherings. This area is perfect for creating lasting memories with family and friends.

The property boasts three luxurious bathrooms, each thoughtfully designed to provide a touch of elegance and convenience. With ample space for family and guests, this home ensures that everyone can enjoy their own privacy.

Set within acres of beautifully maintained gardens and land, the outdoor space is a true sanctuary, offering a tranquil escape from the hustle and bustle of daily life. The extensive grounds provide ample opportunities for outdoor activities, gardening, or simply enjoying the serene surroundings.

For those with multiple vehicles, the property features parking for many vehicles, ensuring that convenience is never compromised.

This remarkable home is not just a property; it is a lifestyle choice, offering a perfect setting for families seeking both space and sophistication. With its prime location and exceptional features, this residence is a must-see for anyone looking to make a new home in this delightful area.

Exterior

Approached via electric gates, opening onto a sweeping driveway that offers generous parking for multiple vehicles. The property sits within approximately 2 acres of beautifully maintained gardens and open fields, bordered by mature trees that provide privacy and a peaceful, rural setting. A large double garage with an adjoining workshop offers excellent space for vehicles, hobbies, or storage, while an additional secure outbuilding provides further practical storage solutions. The grounds are ideal for those seeking a smallholding lifestyle or simply space to enjoy the outdoors, all with picturesque countryside views surrounding the home.

Essentials

The property benefits from a ground source heat pump providing efficient underfloor heating throughout and is currently part of the Domestic Renewable Heat Incentive Scheme. In addition, it features a log burner for added warmth and character, along with solar panels and a battery storage system. Further information is available on request. Mains water and septic tank for sewage. EPC Rating: C

Council Tax

Cotswold District Council - Trinity Road - Cirencester O1285 623 000 : Tax Band: D Amount payable 2025/26 £2,231.35

Agriculture Occupancy Condition

This property is subject to an agricultural occupancy condition. It was imposed upon the dwelling in 1961 via Outline Planning Permission CT.4065/A.336/69/o. Condition (f) of Outline Planning Permission CT.4065/A.336/69/o requires that: The occupation of the dwelling shall be limited to persons employed solely or mainly or last so employed locally in agriculture, as defined in Sec on 221(1) of the Town and Country Planning Act, 1962, or in forestry, and the dependants (which shall be taken to include a widow or widower) of such persons.

Tenure

Freehold

Location

Poppy Fields Cottage is situated on Cricklade Road, on the outskirts of South Cerney, Gloucestershire (GL7 5QE). This location offers a harmonious blend of rural tranquility and convenient access to local amenities.

South Cerney boasts a variety of local shops, a post office, a pharmacy, and several pubs, providing a vibrant community atmosphere.

The village is part of the Cotswold Water Park, an area with over 140 lakes offering opportunities for sailing, fishing, and other water sports.

Ann Edwards Church of England Primary School serves the local community, reflecting the village's family-friendly environment.

The nearby A419 provides easy access to Cirencester and Swindon, while Kemble railway station, approximately 8 km away, offers direct services to London Paddington.

Poppy Fields Cottage's location combines the charm of countryside living with the convenience of nearby facilities and transport connections, making it an ideal setting for those seeking a balanced lifestyle.

Sellers Comments

"I've adored every minute I've lived at Poppy Fields. It's a real privilege to come home to it every night from work and enjoy the open space that's not overlooked."

Viewings

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

Uplift Clause

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

Notes To Potential Buyers

These sales details are provided as a general guide. We have not conducted surveys or tested any services, appliances, or fittings. Room sizes are approximate and should not be used for precise measurements (e.g., carpets, curtains).

The floor plan is for layout guidance only and is not to scale. All dimensions, shapes, and compass bearings are approximate and should be verified independently.

Please discuss any important aspects with our team before travelling or arranging a viewing.

AML Compliance

By law, we must carry out anti-money laundering checks on all buyers and sellers. A trusted partner manages this process securely on our behalf. Once an offer is accepted (subject to contract), you'll receive a secure link to complete electronic biometric checks. A nominal, non-refundable fee per person applies. These checks must be completed before we can issue the memorandum of sale. Please contact us if you have any questions.

Social Network

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Thinkings about Selling or Lettings

At Adkins Property, we offer expert market appraisals to help you understand the true value of your home in today's market. Whether you're looking to sell or let, our award-winning team provides honest, professional advice tailored to your needs.

With our extensive local knowledge, dynamic marketing strategies, and personalised approach, we ensure your property stands out.







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Floor Area: 2955.00 sq ft



TOTAL FLOOR AREA SHOWN DOES NOT INCLUDE GARAGE. GARAGE = 35.60SQ M

TOTAL FLOOR AREA : 2955sq.ft. (274.5 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.

Adkins Fine & Village

Cirencester Office Park

Unit 9, Tetbury Road, Cirencester, GL7 6JJ

T: 01285 239486

W: fineandvillage.co.uk

