



The Old Bakery, North Cerney, Cirencester, GL7 7DW

£175,000

cj HOLE
est. 1867

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Freehold Detached Period Cottage, One Bedroom, Open plan Kitchen/Living, Bathrooms, Garden, Off Street Parking

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Cirencester Lettings

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk

A gorgeous one bedroom detached cotswold stone cottage with open plan living, garden and parking set in a beautiful Cotswold village of North Cerney.

North Cerney is a charming and quintessential Cotswold village, defined by its beautiful stone cottages, historic character, and warm sense of community. It offers a peaceful, welcoming atmosphere that appeals to families, downsizers, and anyone seeking a gentler pace of life. At its heart sits the lovely St John the Baptist Church, while the much loved Bathurst Arms provides a vibrant social hub for both locals and visitors.

Set within the Cotswolds Area of Outstanding Natural Beauty, the village is surrounded by rolling hills, lush greenery, and unspoilt countryside. It's a haven for nature lovers, with an abundance of walking and cycling routes right on the doorstep, offering endless opportunities to explore the landscape.

Despite its rural tranquillity, North Cerney enjoys excellent access to nearby towns and amenities. Cirencester, just 4 miles away, provides a wide range of shops, restaurants, and cultural attractions, while Cheltenham around 14 miles offers further shopping, dining, and renowned schools. For commuters, the village is well connected, with convenient road links to the M4 (approximately 17 miles) and M5 (around 15 miles). Rail services from Cirencester, Kemble and Cheltenham offer direct routes to London, making the location ideal for those seeking a balance of countryside living and urban convenience.

Tucked away in the heart of one of the Cotswolds' most picturesque villages, *The Old Bakery* is a charming and characterful home that beautifully blends period heritage with comfortable modern living. This delightful property offers an idyllic countryside setting.

Formerly serving as the village bakery, the property retains a wealth of original features, including exposed stonework, timber beams, and charming architectural details that speak to its history, creating a warm and inviting atmosphere throughout.

A welcoming vaulted open plan Living room/ Kitchen provides a cosy retreat on the first floor. A double bedroom and bathroom on the ground floor. Externally, The Old Bakery enjoys a small garden, ideal for outdoor dining and enjoying the peaceful rural surroundings.

A rare opportunity to acquire a truly unique home in an exceptional location, *The Old Bakery* is perfect for those seeking character, comfort, and the beauty of Cotswold living

Services

Main electricity, water & drainage

Cotswold District Council tax band C £2047.37 26/27

I.D checks.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We do not receive any of the fee taken by Lifetime Legal.



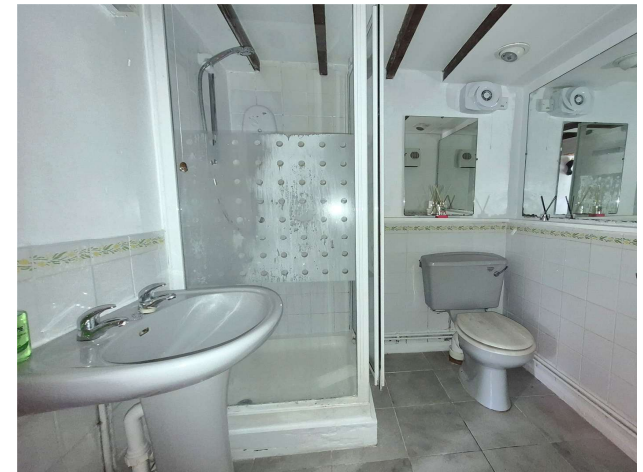
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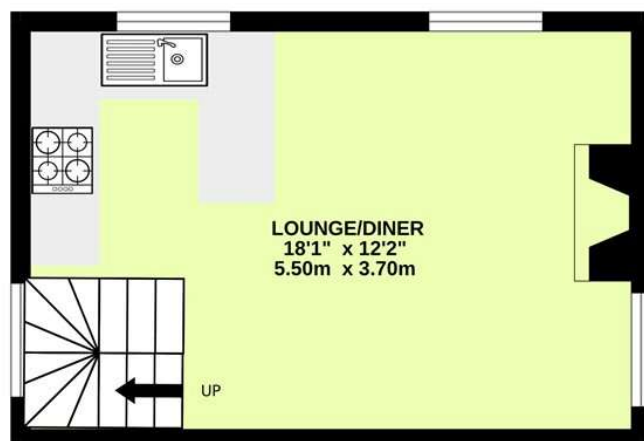
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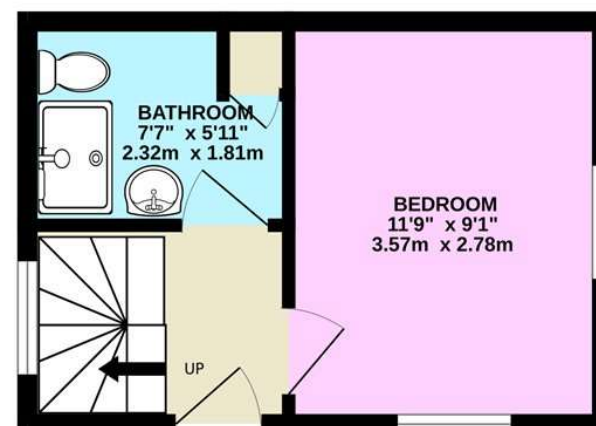


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 G	

BASEMENT
213 sq.ft. (19.7 sq.m.) approx.



GROUND FLOOR
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 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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