

BENHALL

Somerford Keynes, Gloucestershire



MOORE ALLEN
& INNOCENT

Benhall

£ 3,495 pcm

Somerford Keynes, Gloucestershire

A fabulous opportunity to rent this beautiful exceptionally spacious three double bedroom detached home,

Together with a large rear garden, garage, and off-road parking, within this sought-after Cotswold Water Park community.

Accommodation

Available very shortly and for a long let if desired, a particular feature of this neutrally decorated property is the sizeable accommodation. Superbly positioned with views and access to the rear garden, the conservatory also acts as the social hub of the home and is a lovely place to be whether relaxing or entertaining.

Also of note is the generously proportioned and very well-appointed kitchen /breakfast room. Comprehensively fitted with an extensive range of shaker style units complimented by contrasting granite worktops, the kitchen is also equipped with dual fitted double ovens, a five-ring induction hob - with matching canopy extractor hood over, an integrated Neff dishwasher and fridge /freezer. The triple aspect open-plan layout of the room provides ample room for a dining table and seating.

In addition, there are two further good-sized reception rooms offering superb flexibility of use whether for larger family units, or formal entertaining and a designated study.

Completing the ground floor is a welcoming main entrance hallway – with a useful under stairs storage, a practical and well-equipped utility room and cloakroom /Wc, and a rear door to the terrace and garage /store.

To the first floor, there are a total of three double. The impressive Main bedroom suite is superbly proportioned and offers an array of fitted wardrobes, and a luxurious ensuite with walk-in shower and bath.

In addition to the main bedroom suite there are a further two generous double bedrooms – both including ensuite shower rooms.

Externally there is a large walled garden to the rear which is laid mainly to lawn and mature hedging to provide a sheltered aspect. A particularly nice feature is the paved patio that extends across the entire rear of the property and the decked pergola area perfect for outside dining.



To the front of the property there is a smaller secondary garden and driveway for off road parking leading to a detached garage with power, light and boarded eaves storage.

Close to Home

Somerford Keynes is a popular and picturesque rural village near to the Gloucestershire /Wiltshire border and close to the source of the River Thames. The active local community supports a village hall, a Saxon Church and a well-regarded public house - The Bakers Arms Of particular note, the village is situated in the heart of the Cotswold Water Park. A collection of over 130 lakes that have been created by previous gravel extraction, the Water Park has become increasingly popular as a leisure destination due to the large and varied number of land and water-based leisure activities on offer

including riding, fishing, sailing, jet-skiing, windsurfing to name but a few.

The Water Park is also a renowned nature conservation habitat with many peaceful and picturesque areas and walks to enjoy.

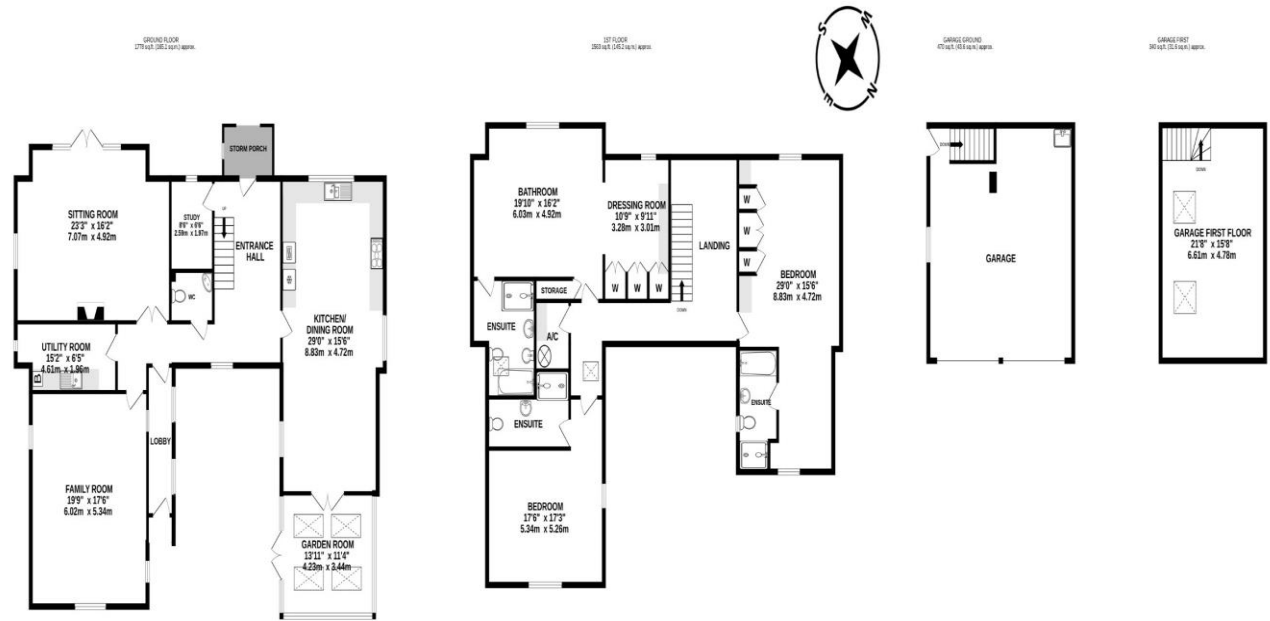
In addition, several of the lakes are now identified as Sites of Scientific Interest on account of the large numbers of waterfowl that breed and over winter in the locality.

Communications are first class with a direct service from Kemble (about 3 miles) to London Paddington taking c. 60 minutes. Both the M4 and M5 motorways are easily accessible via the A417 /A419 dual carriageway. The historic market town of Cirencester is less than 5 miles distant and provides a wide selection of shops and restaurants as well as Tesco, Lidl, Aldi and Waitrose supermarkets.

Primary schooling is available in the nearby villages of Oaksey, Ashton Keynes and South Cerney and the area is noted for both its private and state schools.

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TOTAL FLOOR AREA: 3340sq.ft. (310.3 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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Services

We understand that mains water, electricity is connected. There is an Air source central heating and hot water system, and a private drainage septic tank.

Council Tax - Band G

EPC – Band - E

Viewings are strictly by appointment via the sole Agent: **Moore Allen & Innocent**



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DISCLAIMER

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