



7 Huxley Court

South Cerney, Cirencester, Gloucestershire

A striking, architect-designed lakeside residence, set within an exclusive gated development of just six premium homes

7 Huxley Court offers a rare opportunity to acquire a contemporary and elegant property with direct access to Bradley Lake, beautifully landscaped gardens, and over 4,500 sq. ft of thoughtfully arranged accommodation, all within easy reach of Cirencester and the wider Cotswolds.



2 RECEPTION ROOMS



6 BEDROOMS



6 BATH / SHOWER ROOMS



DOUBLE GARAGE



4,568 SQ FT



FREEHOLD



VILLAGE



0.25 ACRES



**O.I.E.O
£2,500,000**



The property

7 Huxley Court is an exceptional, individually designed detached home constructed in 2018 by renowned developer Colburn Homes, well known for their high-quality craftsmanship and sensitive site design. Occupying one of the prime positions in this private enclave, the property has been carefully orientated to maximise lake views from almost every angle, creating a seamless blend of indoor and outdoor living.

Spanning three floors, the accommodation has been meticulously designed for both family life and entertaining. The ground floor opens into a wide, welcoming hallway with access to a cloakroom, large utility room, and direct internal entry to the double garage. The design prioritises both openness and privacy, with a formal sitting room offering a quiet retreat complete with wood-burning stove and patio access, perfectly framing the water beyond.

The heart of the home is the expansive open-plan kitchen, living and dining area, fitted with Omega cabinetry and integrated Siemens appliances.

Expansive glazing bathes the space in natural light and provides panoramic lake views, while sliding doors lead directly out to the waterside terrace. A ground-floor bedroom with its own en suite provides an ideal space for guests, live-in help, or those needing single-level living.

On the first floor, the property continues to impress. A broad central landing leads to three double bedrooms, each with its own en suite bathroom. The principal suite features a private balcony overlooking the lake, a large dressing area, and a luxurious en suite complete with freestanding bath. A further guest suite also enjoys balcony access and equally stunning views.

The top floor hosts a further bedroom suite, ideal for older children, visiting guests or a home office, also complete with its own en suite shower room. Underfloor heating runs throughout the ground floor, and the home benefits from gas central heating and triple glazing, offering year-round comfort and energy efficiency.





Outside

The landscaped grounds at 7 Huxley Court have been designed to complement the natural beauty of the lakefront setting. A private driveway behind secure electric gates leads into this secluded development, where each home is positioned for maximum privacy and uninterrupted views.

The gardens sweep gently down towards Bradley Lake, home to South Cerney Sailing Club, and are beautifully planted with a mix of lawns, borders, and native planting. A private pontoon allows direct access to the lake for kayaking, paddleboarding, or simply enjoying the tranquillity of the water.

A generous double garage provides excellent parking and storage, and above it is a fully equipped space with its own en suite shower room and kitchenette. This self-contained area makes an ideal studio apartment, granny annexe, or accommodation for live-in help, offering great flexibility for a variety of lifestyles.

The secure, gated setting and private surroundings create a true sense of peace and safety, making this an ideal home for those seeking both luxury and reassurance in equal measure.

This is a home that embraces the outdoors at every opportunity, perfect for those seeking a peaceful full-time residence, luxurious weekend retreat or secure lock-up-and-leave escape.

Location

South Cerney is a vibrant and sought-after village within the Cotswold Water Park, offering a friendly community, a range of local amenities and excellent recreational opportunities on its doorstep. Cirencester, just 3 miles away, offers a wider range of services including boutique shops, cafés, restaurants, supermarkets, a hospital, and leisure facilities.

The village enjoys excellent road and rail links, with quick access to the A417 for routes to the M4 (London) and M5 (Bristol/Birmingham). Mainline services are available from nearby Kemble and Swindon stations, offering travel times to London Paddington of approximately 70/80 minutes.

The area is well served by both independent and state schools, including Beaudesert Park, Rendcomb College, Prior Park, Kingshill and Deer Park.



Distances

- Cirencester 3 miles
- Cheltenham 20 miles
- Swindon 18 miles
- Bath 35 miles

Nearby Stations

- Kemble 7 miles (London Paddington from approx. 70 mins)
- Swindon 15 miles (London Paddington approx. 55 mins)

Nearby Schools

- South Cerney Primary School
- Cirencester Deer Park School
- Rendcomb College (Independent)
- Beaudesert Park School (Independent)
- St Hugh's Prep School
- Cheltenham Ladies College







Floorplans

Total internal area 4,568 sq ft (424 sq m)
Ground floor internal area 2,180 sq ft (203 sq m)
First floor internal area 1,158 sq ft (108 sq m)
Second floor internal area 364 sq ft (34 sq m)
Garage ground floor internal area
 512 sq ft (48 sq m)
Garage first floor internal area
 354 sq ft (31 sq m)
 For identification purposes only.

Directions

Postcode: GL7 5XF
What3Words ///sleeps.parkland.haven

General

Tenure: Freehold
Council Tax: Band G
Local Authority: Cotswold District Council.
Parking: Private driveway and double garage.
EPC: B
Services: Mains electricity, water, and drainage.
 Gas-fired central heating. Underfloor heating to ground floor.

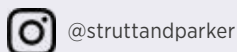
Cirencester

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