

Perry Bishop

PROPERTY MADE PERSONAL

Broadleaze, Down Ampney, Cirencester, Gloucestershire, GL7 5QX



Semi-detached home • Three bedrooms • Dual aspect sitting dining room • Recently fitted kitchen breakfast room & utility • Ample off road parking • Modern bathroom • Generous rear garden • No onward chain • EPC D



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Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Being offered with no onward chain is this beautifully presented three bedroom semi-detached family home, enjoying a generous rear garden, ample off-street parking, and a rural backdrop all set within the popular Gloucestershire village of Down Ampney.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom, dual aspect sitting dining room, recently fitted modern kitchen breakfast room, and utility room. The first floor offers the three bedrooms that are serviced by a modern family bathroom and separate WC.

Outside, to the front is a sizeable driveway providing excellent off-road parking. Gated side access lead to the rear garden, which is predominantly laid to lawn.

Amenities

Down Ampney is a small village located on the edge of the Cotswold Water Park. The village facilities include a primary school, post office/shop, village hall and village green, children's play area and tennis courts. The village is surrounded by lovely countryside and is ideal for walking, riding and cycling. Just south of the village is Cricklade's North Meadow, which is now a National Nature Reserve, and home to the rare 'Snakeshead Fritillary' which flowers in April. The village is at the southern gateway to the Cotswold Water Park, which offers sailing, water/jet skiing, fishing, and bird watching.

The nearby town of Cricklade offers a museum, library and many fine shops, pubs and restaurants.

Down Ampney is halfway between Swindon and Cirencester, offering excellent transport links with a mainline station at Swindon for direct trains to London and the south west and motorway connections via the A419 to M4 and M5.

Directions

From our office in Cirencester join the A419 towards Swindon, leave at the Spine Road junction, take the second turning at the roundabout signposted Down Ampney and Latton, turn left into Down Ampney, follow through the village until you are almost leaving the village, take the left hand turn signed Poulton, go past the turning into Linden Lea and take the next turning on your left into Broadleaze.

Services & Tenure

The tenure is Freehold. All mains services are connected.





Local Authority
Cotswold District Council

Council Tax Band: C

Our reference
CIR/SW/RN/23012024

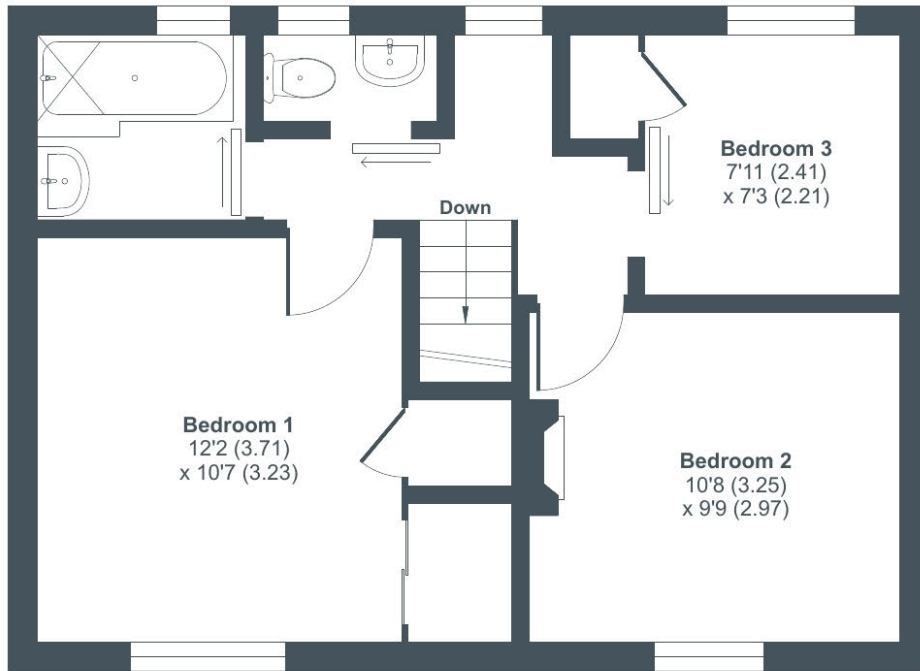
We'd love to hear from you
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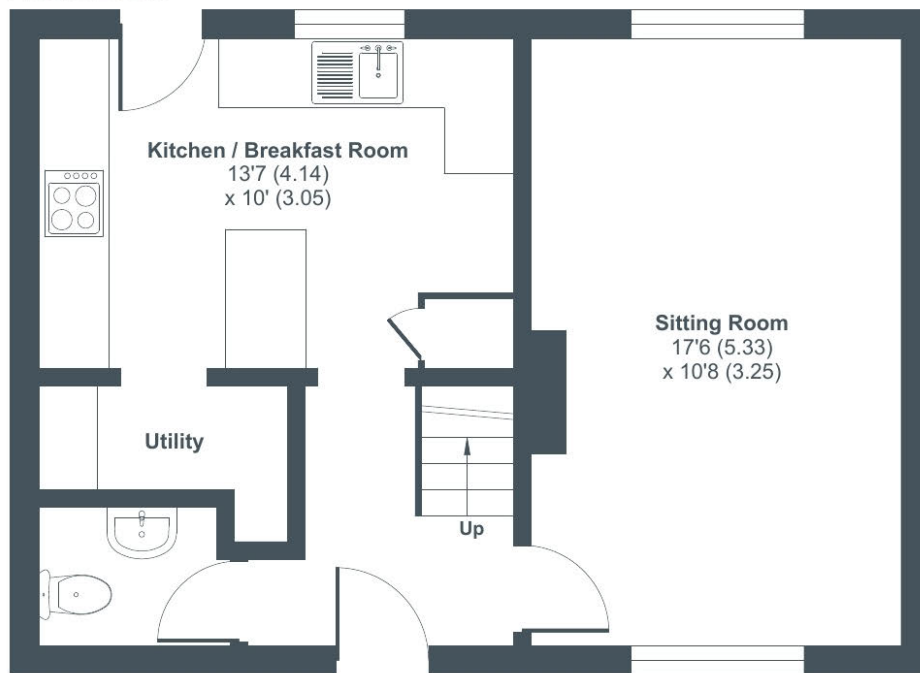
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Approximate Area = 870 sq ft / 80.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Perry Bishop. REF: 1075920



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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