

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



Semi-detached home in need of updating • Three bedrooms • Sitting dining room • Kitchen • Utility room • EPC To be confirmed •

Broadleaze

Down Ampney

Key Features



3
Bedrooms



1
Bathrooms



1
Receptions

About the property
Offered for sale with no onward sale is this three bedroom semi-detached home in need of modernising benefitting from a generous rear garden and set within the popular Gloucestershire village of Down Ampney.

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

Outside, to the front is a sizeable front garden. Gated side access leads to the rear garden.

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.

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.

The market town of Cirencester is often referred to as the ‘Capital of the Cotswolds’. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

Additional Information
Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

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.

What3Words///exotic.resides.blunt

Services & Tenure
Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority
Cotswold District Council
Council tax Band - C

Our reference
CIR250380
5th December 2025

We’d love to hear from you
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 655355





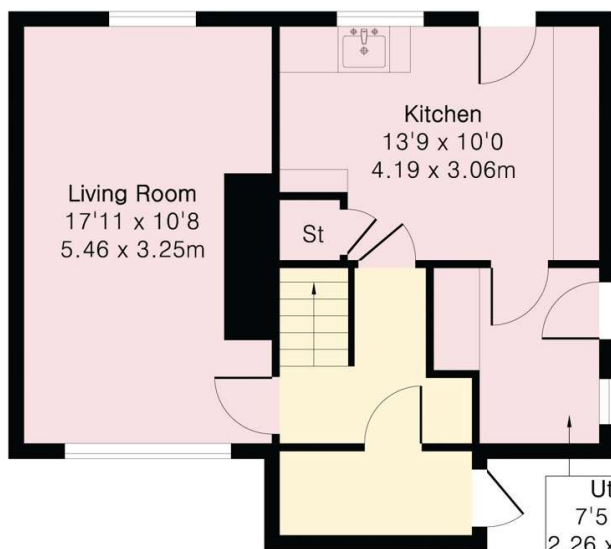
E: cirencester@perrybishop.co.uk



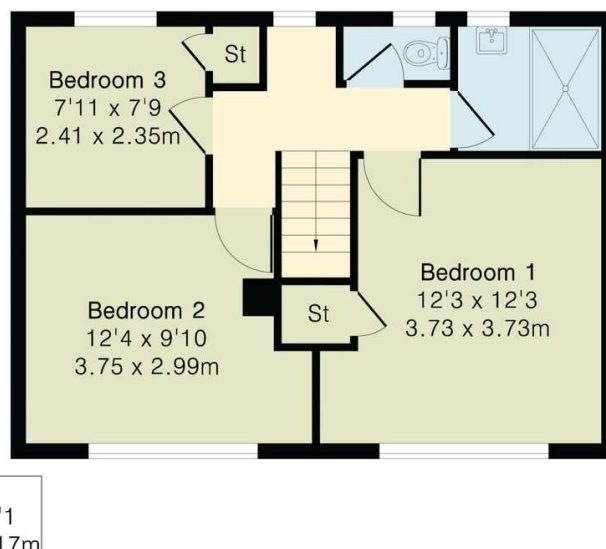
Approximate Gross Internal Area 919 sq ft - 85 sq m

Ground Floor Area 476 sq ft – 44 sq m

First Floor Area 443 sq ft – 41 sq m



Ground Floor



First Floor

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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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