



Broadway Lane,
South Cerney, GL7 5UH

PERRY BISHOP
AND CHAMBERS
THE AGENT WHO KEEPS YOU INFORMED

Broadway Lane, South Cerney, GL7 5UH

Price: £395,000

THE PROPERTY

Built in the 1990's, The property is a modern four bedroom detached bungalow situated in a tucked away position behind Broadway Lane, within this sought after Cotswold village.

South Cerney has a good selection of everyday village facilities and amenities and is well placed for good access to Cirencester or Swindon.

The property is deceptively spacious and approached through an entrance porch, which leads through to an entrance hall and downstairs cloakroom. There is a large sitting room that measures nearly 22ft x 14ft and has hard wood French doors leading out to the private garden. The kitchen is open plan to the dining room, measuring 16ft x 16ft (max) with an extensive range of wall and base units plus there is an adjacent utility room.

The two main bedrooms benefit from an en-suite, whilst there are two further bedrooms and family bathroom.

The garden is fully enclosed and predominantly laid to lawn with a small pond. Approached over an extensive gated driveway providing ample parking and a turning area, this leads to a triple garage with excellent roof storage and a side door leads to an adjacent room, which currently houses a hot tub.

The property also benefits from a gas fired central heating system supplying radiators and timber-framed sealed unit double glazed windows.

AMENITIES

South Cerney has a range of local amenities including a Post Office and newsagents, Londis, Indian restaurant/takeaway, fish and chip shop, a pharmacy and a dental surgery. There are three public houses, The

Oak, The Old George and The Elliott Arms (which also has bed and breakfast facilities). There is also the Gateway Visitors' centre at the edge of the Water Park which provides information on the area as well as being a venue for entertainment events.

South Cerney is in the heart of the Cotswold Water Park and only a stones throw from lakes where you can sail, jet ski, windsurf, canoe and fish. The Cotswold Water Park is made up of over 130 lakes that have been created by gravel extraction over recent years these lakes have become increasingly popular due to the large range of leisure activities that are on offer. South Cerney is a thriving community with many leisure groups and organisations.

DIRECTIONS

Leave Cirencester and head towards Swindon. At the Preston toll junction turn right towards South Cerney. Continue on this road into South Cerney for approximately 1.8 miles. At the junction turn right onto the High Street and then left onto Broadway Lane. Turn left just past Londis where the property will be found at the end of the drive.

VIEWINGS

Strictly by appointment only – appointments to view should be made through our Cirencester Office – 01285 655355

LOCAL AUTHORITY Cotswold District Council

SERVICES AND TENURE

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been supplied – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Ref: CIR2942/MR/241013





