



The Brambles, Broadway Lane,  
South Cerney, Gloucestershire, GL7 5UH

Perry Bishop  
and Chambers

the agent who keeps you informed

# The Brambles, Broadway Lane, South Cerney, Gloucestershire, GL7 5UH

£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

From our office in Cirencester head towards Swindon on the A419 at the roundabout turn back towards Cirencester and then turn left signposted 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

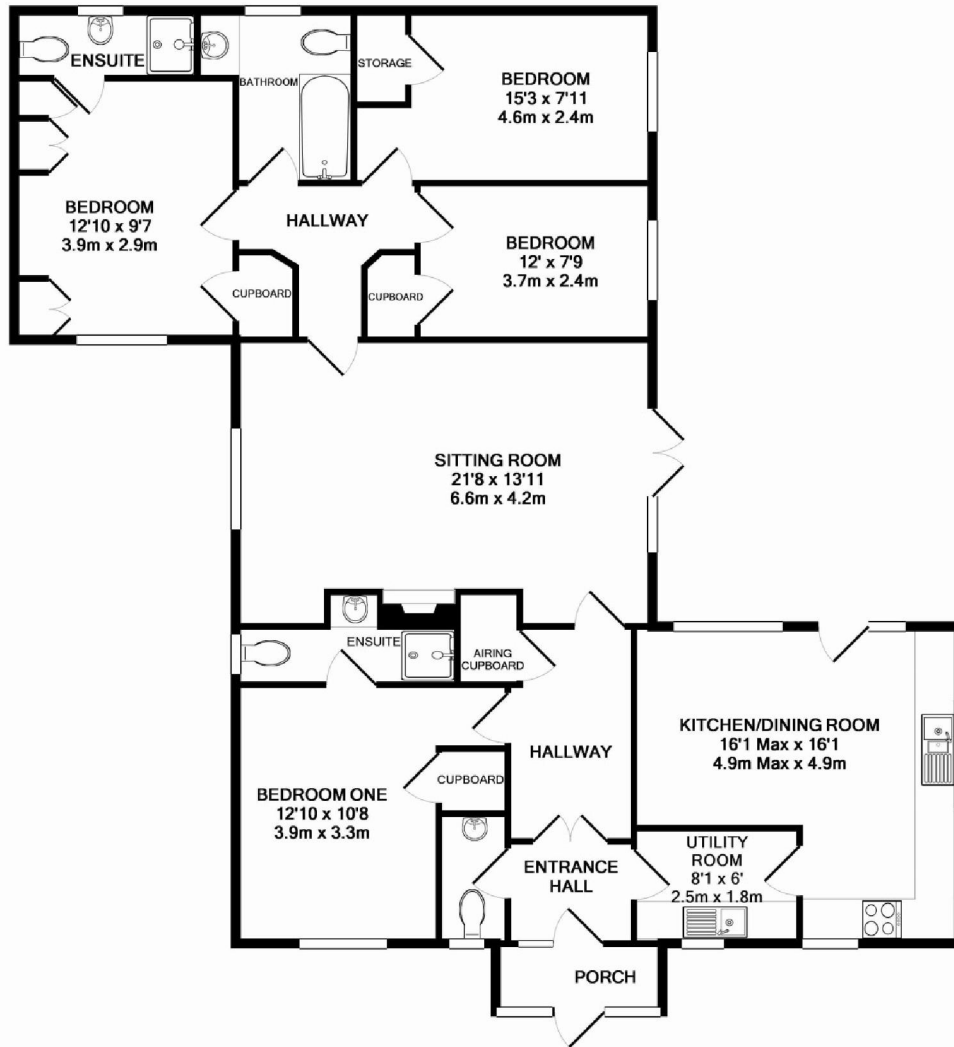
## Services and Tenure

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.

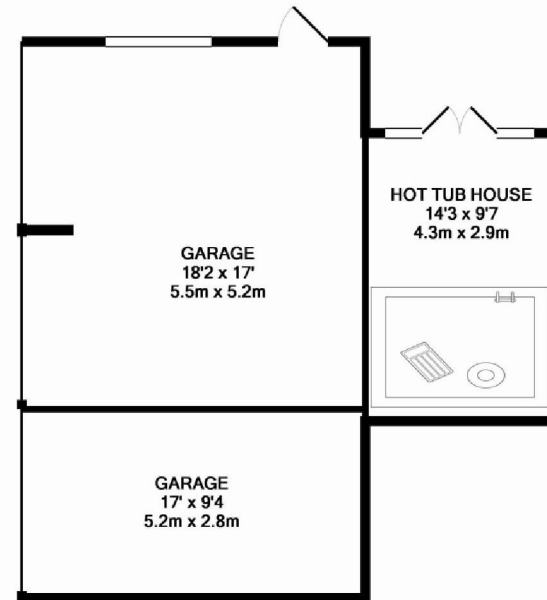
Ref: CIR2942/MR/080915







GROUND FLOOR  
APPROX. FLOOR  
AREA 129.5 SQ.M.  
(1394 SQ.FT.)



OUTBUILDINGS  
APPROX. FLOOR  
AREA 56.0 SQ.M.  
(602 SQ.FT.)

TOTAL APPROX. FLOOR AREA 185.5 SQ.M. (1997 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2015

**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. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. in addition photography, either internal or external may have been taken with the use of a wide angled lens.

P332 Ravensworth 01670 713330

2 Silver Street, Cirencester, Glos. GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

[perrybishop.co.uk](http://perrybishop.co.uk)

**Perry Bishop**  
and Chambers

the agent who keeps you informed