

GLOUCESTER HOUSE

BROOME MANOR • SWINDON • WILTSHIRE



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**A fine Georgian style with
south facing garden and a lake**

Reception hall • Drawing room • Dining room • Garden room
• Kitchen/breakfast room • Games Room • Play room • Study
• Utility room • 2 Cloakrooms • Family room/Study • Swimming
pool with Jacuzzi • Shower room

Master bedroom with en-suite bathroom and dressing room
• 5 further bedrooms all with en-suites

Triple garage • Gym with shower room • Parking • Gardens • Lake

In all about 0.76 of an acre.

Mileages

Swindon (mainline station – London, Paddington 55 minutes)
2.5 miles • M4 (J15) 3 miles • Marlborough 10 miles • Hungerford
18 miles • Cirencester 20 miles
(Distances and times approximate)

These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on the
last page of the text.



Situation

- Gloucester House is situated on a peaceful private road on the edge of Broome Manor Golf Course close to Swindon Old Town.
- Swindon town centre provides a wide range of services including the mainline railway station (2.5 miles) with direct trains to London Paddington (55 minutes) and the West Country.
- Education in the area is excellent with a range of both state and public schooling including Cricklade Manor Prep, Pinewood, St Mary's and St Margaret's at Calne, Marlborough College, Rencomb College, Cheltenham Ladies and Cheltenham College.
- Sporting and leisure activities in the area include racing at Newbury and Cheltenham, golf in Swindon and Highworth, polo at Cirencester and Inglesham, water sports at the Cotswold Water Park; attractive walks and along the extensive network of footpaths in the area including Coate Water Country Park.

Gloucester House

- Gloucester House is a magnificent Neo-Georgian family house built in 1999 and has been extended by the current owners to create 7290 sq ft of luxurious accommodation over 2 floors. The spacious entrance hall leads to the impressive receptions rooms which are ideal for family living and entertaining.
- A particular feature of the property is the stunning kitchen/ breakfast room with bespoke handmade units with a range of integrated appliances and a range cooker.
- The property has wonderful leisure facilities including an indoor swimming pool and spa, a snooker room and a gym.
- On the first floor the master bedroom suite includes a dressing room, en-suite bathroom and has access to the south facing terrace. There are five further bedrooms each with their own en-suites.

Gardens and grounds

- Gloucester House is approached through electric gates across a large gravel driveway creating ample parking for multiple cars leading to a triple garage with electric doors.
- The beautifully manicured gardens are mainly to the rear of the property and are laid to lawn with a number of mature trees and shrubs. Beyond the lawn is pretty lake with an island.
- Directly behind the house is a large terrace which is ideal for outdoor entertaining and is easily accessed from the swimming pool, kitchen, dining room and garden room





Services

All mains services are connected including gas.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority

Swindon Borough Council 01793 463000

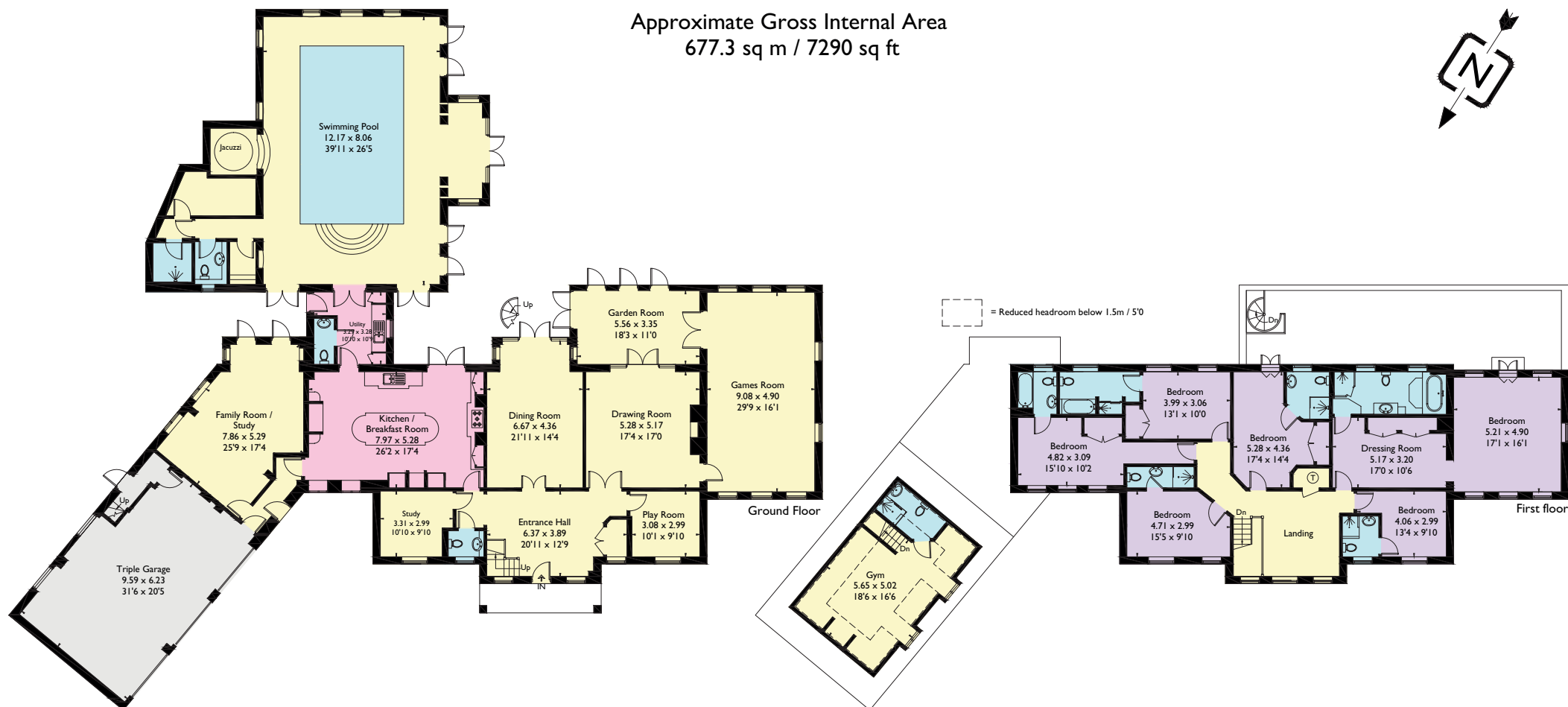
Viewings

Strictly by private appointment through Knight Frank Cirencester. Telephone 01285 659 771.

Directions (Postcode SN3 1LX)

From Junction 15 of the M4, head on to the A419 towards Cirencester, take the first exit signed to the Hospital, at the roundabout take the A4259 towards Swindon Town Centre, follow the dual carriageway until you reach a roundabout, take the 2nd exit onto the B4006 towards Old Town. Follow the road, go straight over the first mini roundabout. Turn left at the second mini roundabout onto Broome Manor Lane. Continue along Broome Manor Lane and take the first unmarked road on the right. (If you get to the entrance to Leverton Gate on the right you have gone too far). Drive down the private road and Gloucester House is then the first house on the left.

Approximate Gross Internal Area
677.3 sq m / 7290 sq ft



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