



GRANT FRASER  
TOWN & COUNTRY

Gloucester House, 72 Broome Manor Lane, Broome Manor, Swindon, Wiltshire, SN3 1LX  
**Offers over £1,700,000**





Gloucester House, 72 Broome Manor Lane, Broome Manor, Swindon, Wiltshire,  
SN3 1LX

**Offers over £1,700,000**

**\*\*NO ONWARD CHAIN\*\*** Welcome to this exquisite property located in the prestigious area of Broome Manor in Old Town, Swindon. This stunning detached Neo-Georgian house, built in 1999, boasts grandeur and elegance at every turn.

With four reception rooms and six bedrooms, this property offers ample space for luxurious living. Each of the six bathrooms is beautifully designed and finished to a high standard, providing convenience and comfort for all residents and guests.

Spanning over 7,000 square feet, this gated property has an indoor swimming pool, hot tub, and steam room offering the perfect retreat within your own home. Additionally, the annexe, gym, home office, and games room provide versatility and functionality to suit all your lifestyle needs.

Don't miss the opportunity to own this exceptional property that combines luxury, comfort, and style in one of Swindon's most sought-after locations.



## Description

Comprising entrance hallway, four receptions, kitchen diner, utility, home office, games room, gym, cloakroom, swimming pool, hot tub, steam room, six bedrooms, six en-suites plus independent annexe room with kitchenette and en-suite. The entrance hallway provides direct access to the kitchen diner and all bar one main reception room with a galleried staircase leading to the first floor. The kitchen diner has a large central island unit with seat for 8 people, french doors lead out to the garden with further doors leading into the utility, garages and gym. The utility has a cloakroom, access to a rear courtyard and french doors to the pool. The pool area has a hot tub, steam room, cloakroom, change room and seating area leading out to the garden. Located off the hallway is the snug, play room, dining room and games room, which in turn provides access to the home office and main reception. On the first floor there is a useable landing space, six bedrooms all with en-suites, bedroom one benefiting from a dressing room and access to an external balcony along with one other bedroom. The annexe is above the garages and can be accessed from either an external rear door situated off the rear or internally via the garages, this could be linked to the gym and re-purposed as an annexe reception. The first floor annexe room benefits from a small kitchenette and en-suite.

Outside electric gates lead off the private lane onto the expansive gravel driveway leading to three garages with electric doors. Gated side access leads to a rear courtyard and entrances and on the other side the rear garden. A patio provides entertaining space and a large expanse of lawn leads down to a privately owned pond shared between four residents.

Services: We understand mains water, electricity, gas and sewage are connected to the property.

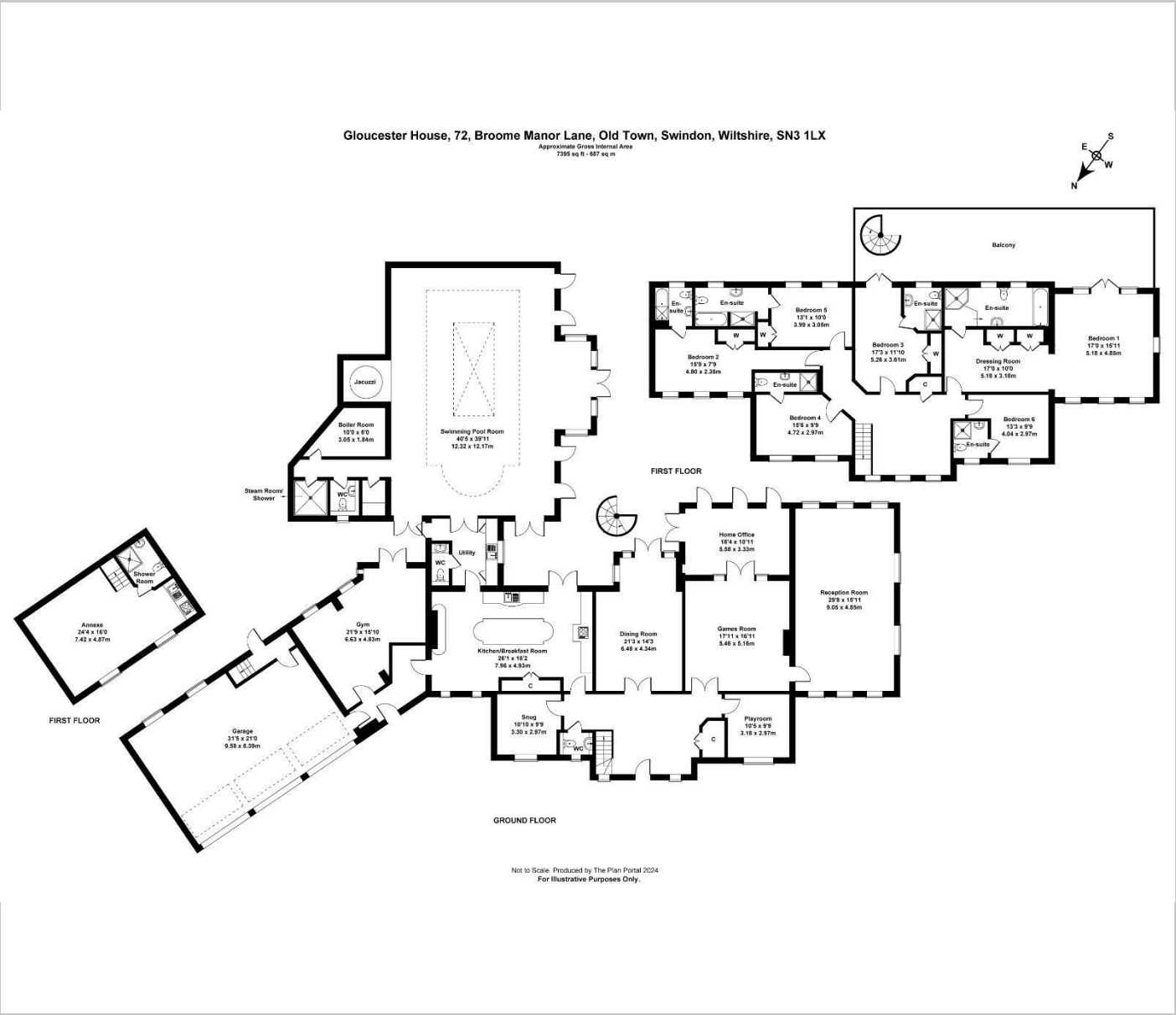
## Situation

Broome Manor is a small suburb of Swindon positioned between Old Town and Coate Water country park to the south east of Swindon centre. Within a 1 mile walk is Old Town, the historic older part of Swindon which is popular for its eclectic mix of bars, shops and restaurants amongst the practical amenities that are always handy to have on the doorstep. In addition to this, there are many walks to be enjoyed around one of the selection of public gardens and open countryside heading out to one of Swindon's old canal routes. Nearby Coate Water lake (a few minute walk) has a famous Grade II listed driving board and offers walks around the lake, through the woodland whilst enjoying the views of the surrounding countryside, finished off with a hot drink and snack from their cafe. There are four primary schools and a secondary in Old Town, all with good ofsted ratings. The town is a walk down the hill where the train station with trains running to London Paddington can be utilised to access the capital in under the hour. The M4 motorway is also within 3 miles of the property roughly to either junction 15 or 16.

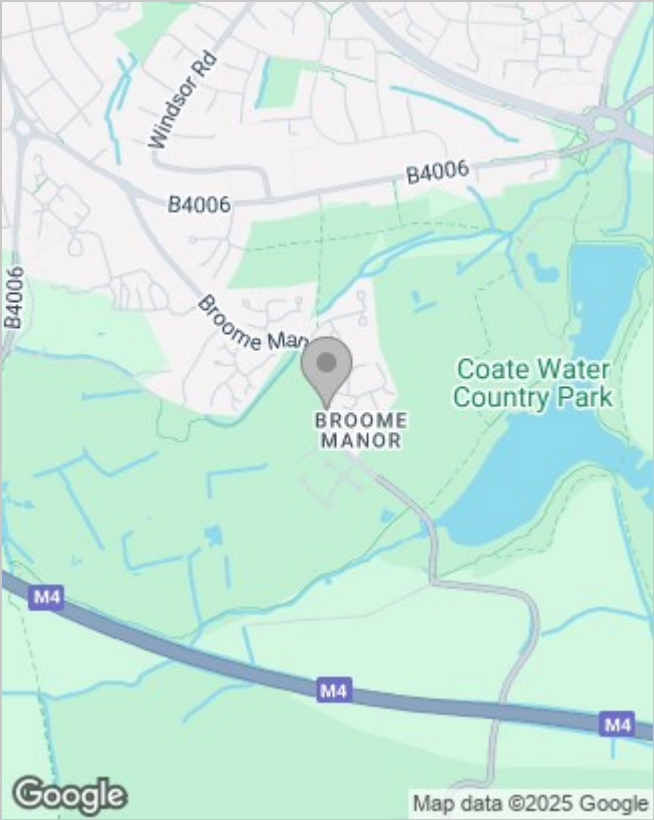




Floor Plans



Area Map



Energy Performance Graph

