

## 52 Broadleaze, Down Amney, Cirencester, Gloucestershire.

### DIRECTIONS

Please use the postcode GL7 5QX or call the office at any time for detailed directions from your location.

### SUMMARY

Set on a large plot with plenty of space for extension or development, subject to obtaining the necessary permissions, is this spacious three bedroom home which would benefit from some updating. It is situated on the edge of this desirable village and benefits from far reaching views over fields to the front. It is offered for sale with no onward chain.

### PROPERTY

The property is accessed via a useful porch which leads into an entrance hall with stairs leading to the first floor and storage cupboard below. To the left is a galley kitchen which is fitted with a range of storage and appliance space. A utility room provides further storage and appliance space as well as a door out to the back garden. The spacious living room sits at the back of the property with a gas fireplace and a door out to the lean-to conservatory. The first floor landing provides access to all of the rooms. There are three great size bedrooms, one of which has built in storage and fantastic views over fields to the front. The bathroom has been converted to a wet room with wc, wash hand basin and open shower area.

### GARDENS

The plot and potential is a real feature of this property offering plenty of scope for extension, or creating an additional dwelling, subject to obtaining the necessary consents. There is over 9 metres between the side of the house and the boundary fence. The front garden is enclosed by a Cotswold stone wall and mainly laid to lawn with a path leading to the front door. There is driveway parking for several vehicles leading to the garage. The large rear garden is mainly laid to lawn with mature shrubs.

### LOCATION

The property is located in a desirable, edge of village location with open fields to the front. We understand that there is planning permission to replace the neighbouring garages with properties which will further enhance the area. Down Ampney is a charming, historic, Cotswolds village located about 7 miles Cirencester and benefits include a church, village hall/shop/post office, tennis courts, and a primary school, all of which help to foster a good community spirit. Swindon railway station is around 10 miles away and offers direct trains to London in just under an hour.

### VIEWING

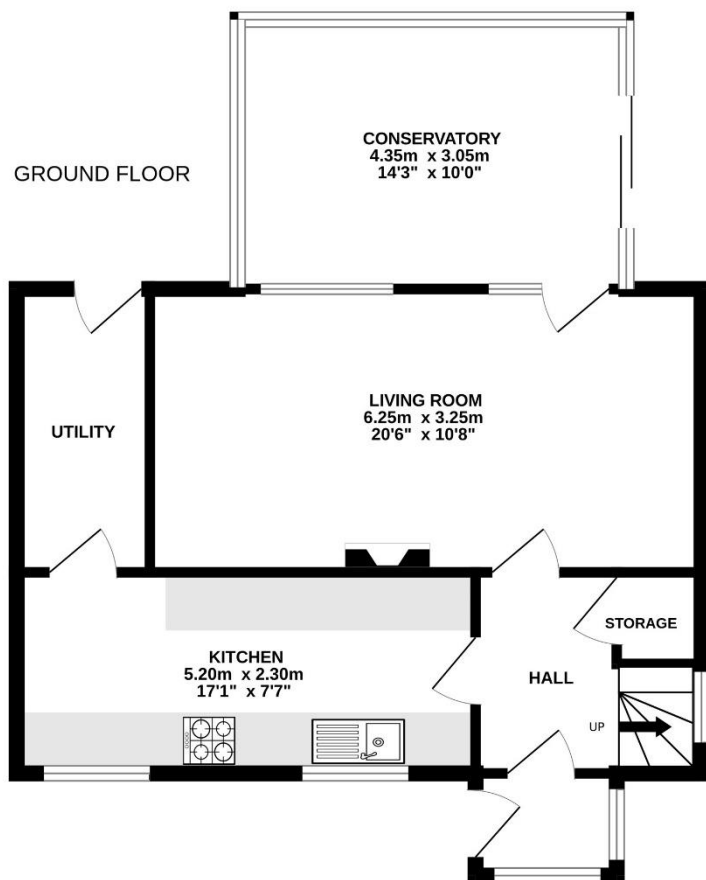
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### MORTGAGE

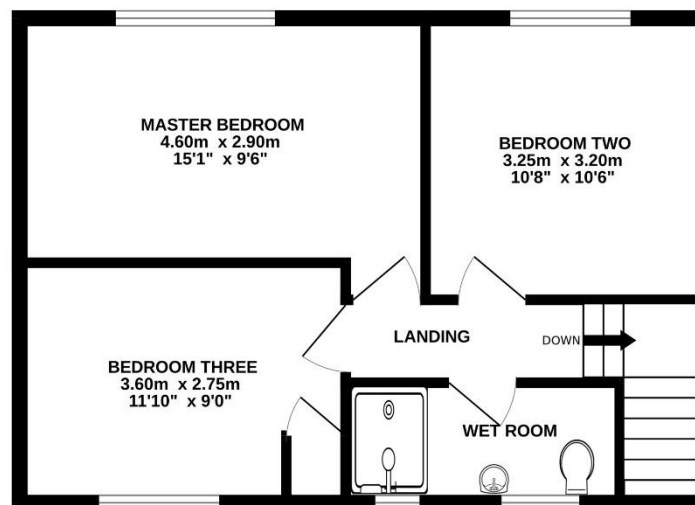
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



**1ST FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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