



Broadway Lane, South Cerney – GL7 5UH
Cirencester

Guide Price **£525,000**

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Broadway Lane

South Cerney, Cirencester

- Bespoke New Build Property
- Generous Accommodation with a Bright and Airy Feel
- Air Source Heating with Solar Panels
- Underfloor Heating and Great Spec Levels Throughout
- Bright + Airy Accommodation Throughout
- Gardens to Rear and Off Road Parking to the Front
- Open Plan Fitted Kitchen Dining Room
- Sought After Village Position
- Three Bedroom Home with En-Suite to the Master Bedroom

A fantastic opportunity to purchase a Bespoke NEW BUILD Semi-detached home in the sought-after village setting of South Cerney in a much-coveted Cotswold's position.

Ideally situated for the A419 and larger market town of Cirencester (Capital of the Cotswold's and within the heart of the renowned Cotswold water park).

Photos have been digitally dressed using AI



19A Broadway Lane

South Cerney, Cirencester

South Cerney is a well regarded and sought after village setting in Gloucestershire and the Cotswolds. South Cerney is also renowned for its position within the Cotswold Water Park and the surrounding 140 lakes and the varied opportunities for outdoor recreation and water based activities. The village boasts an active community with cricket and football clubs to mentioned a few. There are also an abundance of amenities available ranging from public houses to take aways and convenience stores. There is also a C of E Primary School with a enviable reputation (Church of England Primary School).

Council Tax band: C

Tenure: Freehold

Photos have been digitally dressed using AI

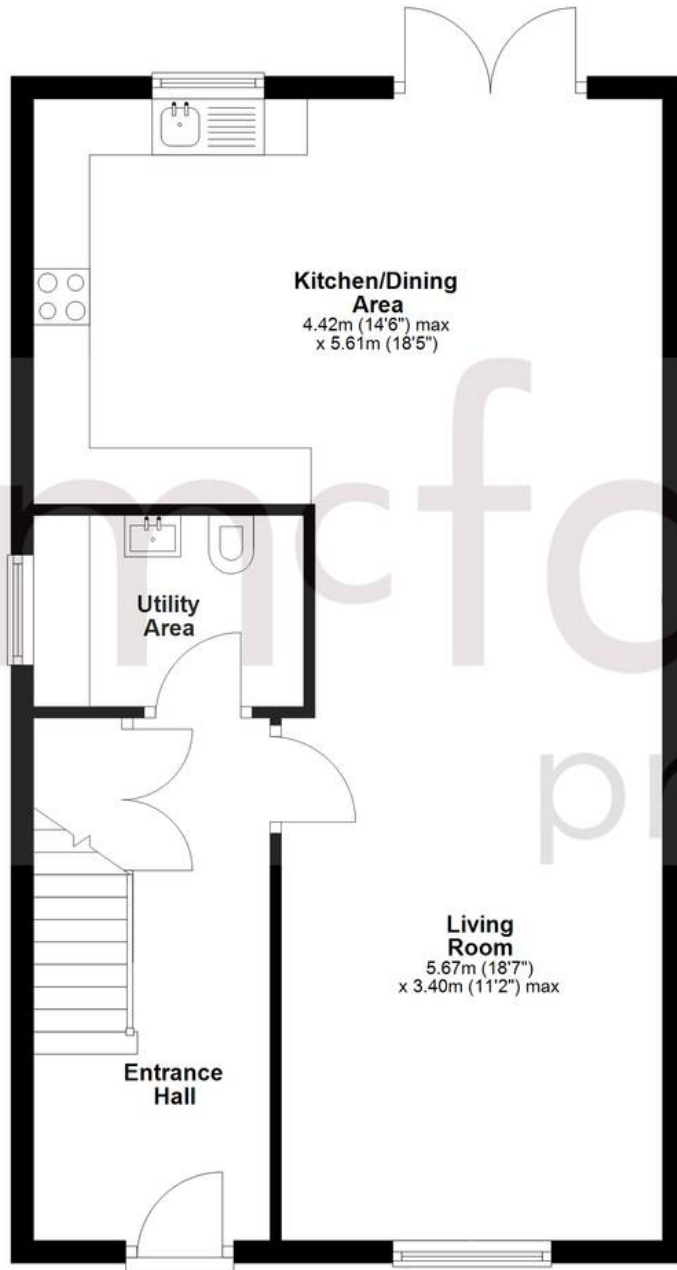
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

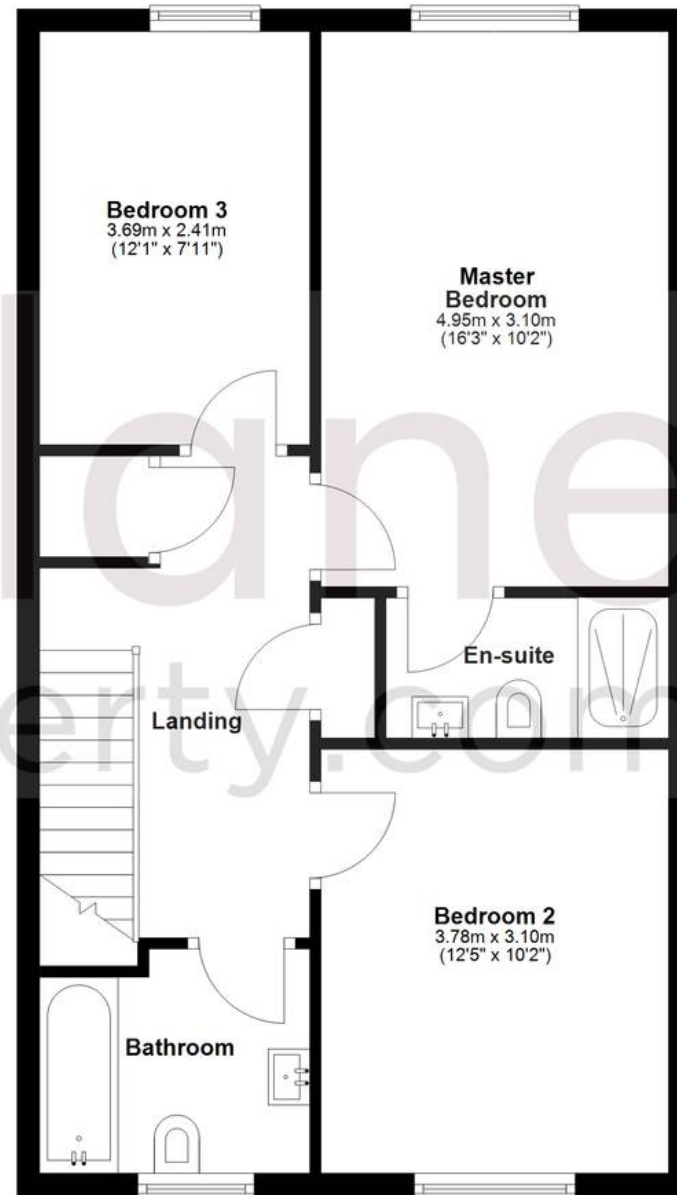
Ground Floor

Approx. 57.1 sq. metres (614.7 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.7 sq. feet)



Total area: approx. 114.2 sq. metres (1229.4 sq. feet)