

Broadway Lane, South Cerney - GL7 5UH

Cirencester | 01793 751 044

In Excess of £400,000

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Broadway Lane

South Cerney, Cirencester

- Expansive Family approaching 1400 Sq Ft
- Three DOUBLE Bedrooms
- THREE Reception Rooms + Kitchen !
- NO ONWARD CHAIN
- Enclosed Rear Garden
- Parking for THREE Cars
- In Need of Modernisation
- Ground Floor Shower Room
- Generous First Floor Bathroom

A rare opportunity to purchase an expansive family home in the sought-after Village of South Cerney (the Cotswold Water Park).

This generous home verges on 1,400 Sq Ft. and offers Three DOUBLE bedrooms and Three receptions.

This expansive home has been extended and altered with family sized accommodation over two floors. This rare opportunity is available with NO CHAIN and vacant possession.

Broadway Lane

South Cerney, Cirencester

Council Tax band: C

Tenure: Freehold

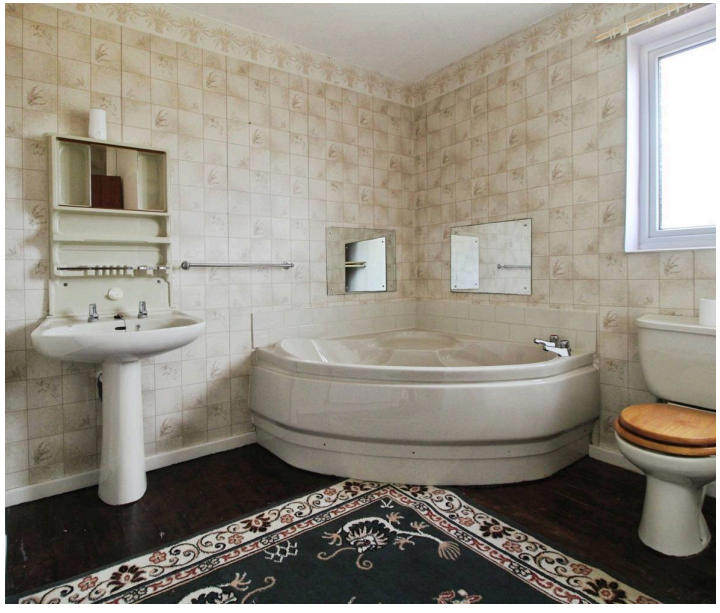
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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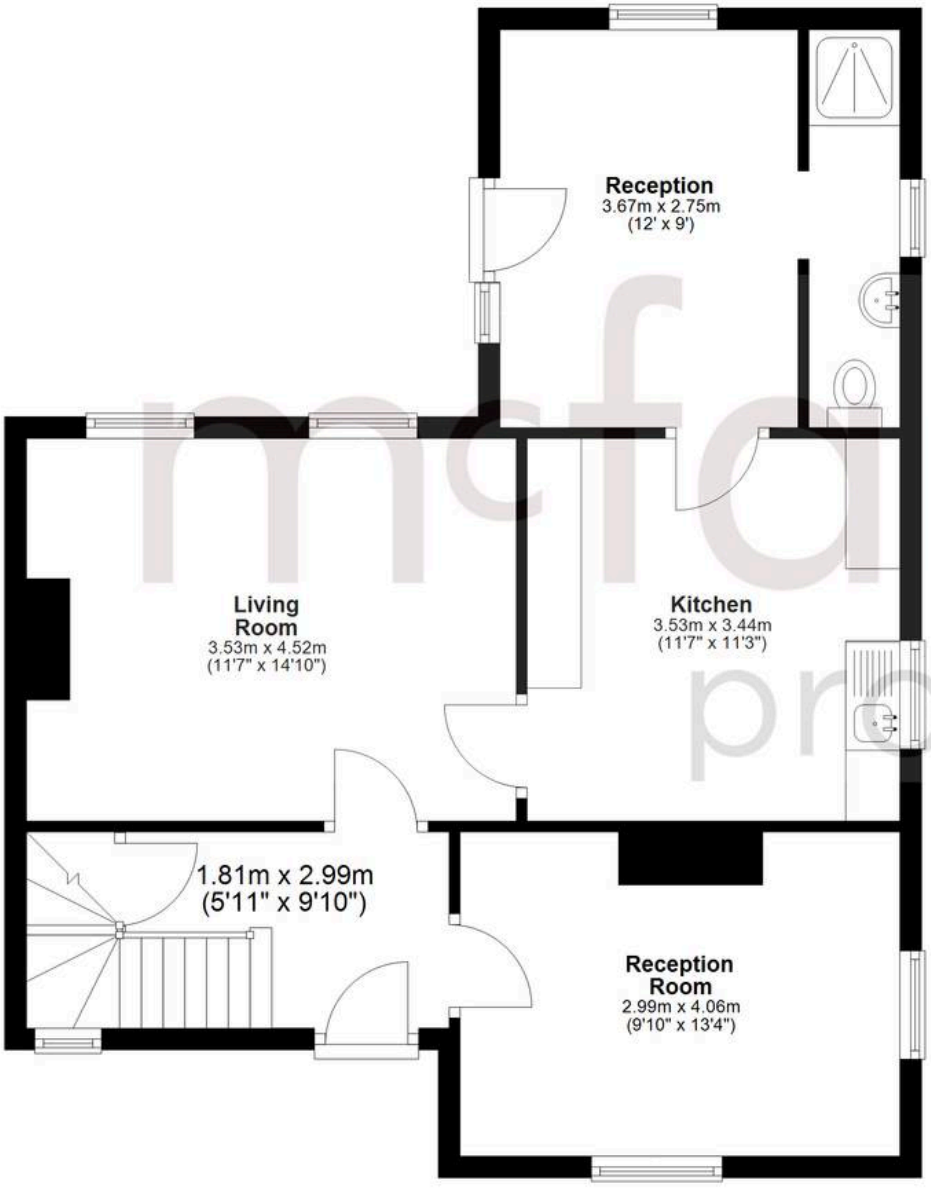
Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only.

All measurements are approximate are 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. Please note the information stated was correct at the time of marketing.

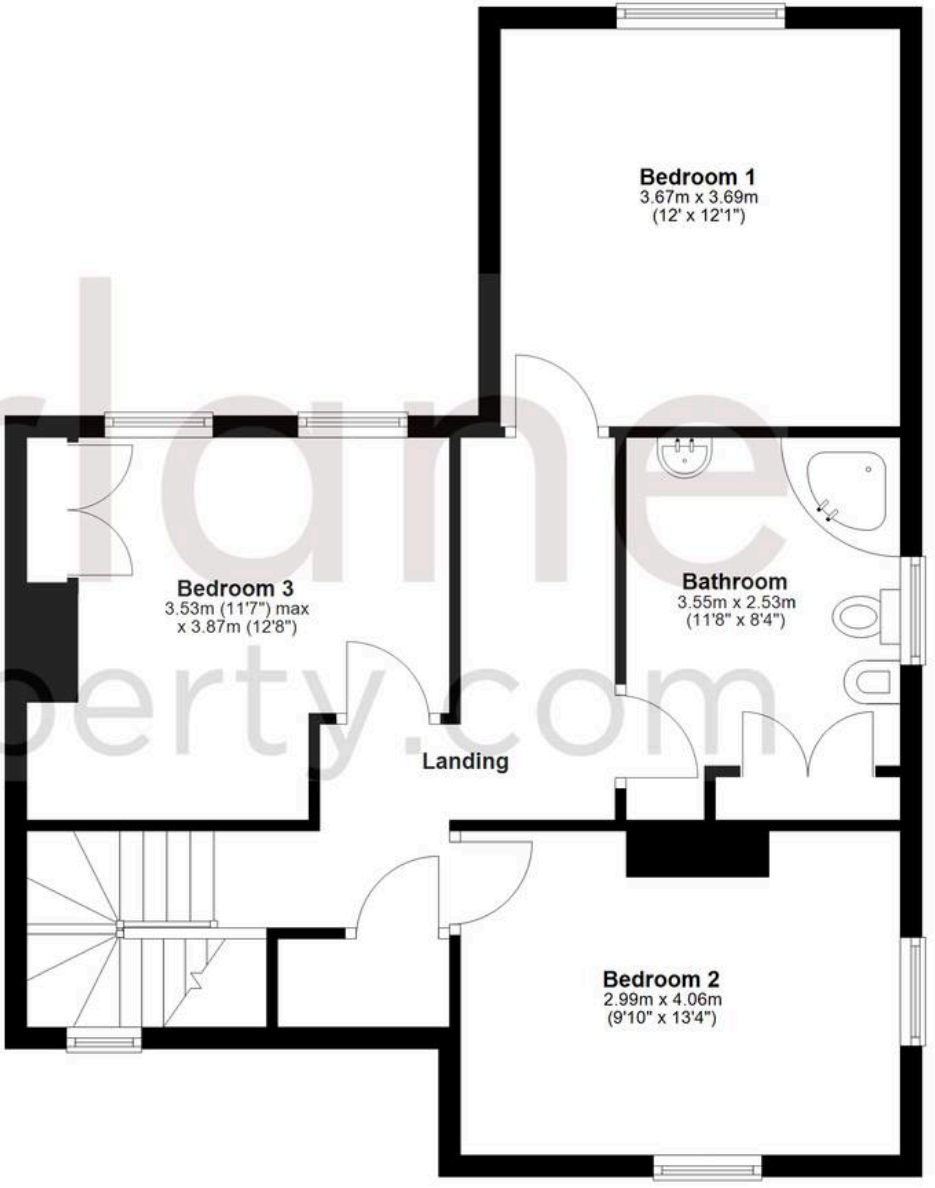
Ground Floor

Approx. 62.5 sq. metres (673.3 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.9 sq. feet)



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Total area: approx. 125.1 sq. metres (1346.2 sq. feet)

CRICKLADE

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Meet the team



Rachel Bowley SENIOR NEGOTIATOR

Rachel is hugely experienced and has a calm and methodical approach & loves matching properties with new owners.

Rachel enjoys time away from work and is very much family orientated and loves nothing more than a family and friends get-together.



Tim Stanley SALES MANAGER

Seasoned property professional with over 20 years experience working in Gloucestershine and Wiltshire.

When not at work Tim loves spending time with his amazing daughter and if time allows some Golf as well.



Wendy Hardaker SENIOR TENANCY MANAGER

A property management and lettings specialist with extensive industry knowledge. Wendy takes care o comprehensive portfolio of properties and landlords.

When not at work Wendy loves to travel and prioritises time with her family and especially her grandson.



Christina Hughes SALES PROGRESSOR

Christina is our "pocket rocket" with bundles of enthusiasm and a burning desire to make dreams come true.

When not at work Christina is family focused and loves nothing more than spending time with family and friends.



Oliver Kerry NEGOTIATOR

New to the business and brings enthusiasm and a technical edge to proceedings.

When away from work Oliver has taken up Golf and Karate.

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I HAD A REALLY GREAT EXPERIENCE WORKING WITH RACHEL, CHRISTINA, OLIVER, AND THE REST OF THE MCFARLANE SALES TEAM.

BRYAN F. - 22/07/2026

I could not find fault with this team over the sale of a property. Every person I dealt with was clear about their responsibilities and worked with determination.....and they also interacted extremely well as a team. Always very responsive to questions and suggestions, they were also supportive and kind when it was needed! A shout out to Christina, Tim, Oliver and Rachael. Would not hesitate to recommend.

WENDY J. - 14/09/2026

My 2nd time purchasing a property with McFarlane and they have been so helpful and supportive. Thank you Cristina, Tim and Oliver!

VICTORIA L. – 25/10/2026

We have used McFarlane's of Cricklade twice now and found them to be very friendly and helpful. We were kept updated on the progress and they were always helping to push along the sale. We would definitely recommend them.

SARA B. - 10/05/2026

McFarlane's was like a breath of fresh air when it came to selling a property on behalf of my partner. I would not hesitate to recommend them to friends and family.

ALAN B. - 05/07/2026