

33 Broadleaze, Down Ampney, Cirencester, GL7 5QX



**** SALE AGREED stc **** Welcome to this three bedroom end of terrace home, originally built in the 1950's and held within the same family since approximately 1963. Now requiring full modernisation, this is an ideal project for first time buyers, investors or developers, offering excellent scope to refurbish, extend (subject to planning permission) and add significant value.

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Key Features



3
Bedrooms



1
Bathrooms



1
Receptions

Property Description

Positioned on a generous end plot, this traditional post-war home offers well-balanced accommodation typical of the era, with clearly defined living spaces and excellent natural light. The ground floor currently comprises a sitting room to the rear and a kitchen to the front. Subject to redesign, there is strong potential to create an open-plan kitchen/dining/family space, which is highly desirable in today's market.

Upstairs, there are three bedrooms - two comfortable doubles and a further single bedroom - together with a family bathroom.

The property now requires updating throughout, including kitchen, and bathroom, but represents a blank canvas for buyers looking to modernise to their own specification.

Exterior

As an end of terrace, the house benefits from additional side access and a larger than average plot compared to mid-terrace equivalents. There is front garden space and an enclosed rear garden offering scope for landscaping and extension (subject to the necessary planning consents). The side plot may provide potential for a single or two-storey extension, again subject to planning permission and building regulations approval.

Garage & Parking

Driveway parking and wider than average single garage.

Essentials

Freehold
Gas fired central heating and hot water
Council tax band: C £1940.33 2025/26
EPC Rating: C 69

Area

Down Ampney is a highly regarded Cotswold village situated between Cirencester and Fairford, offering a peaceful rural setting whilst remaining conveniently accessible to surrounding market towns. The village is best known as the birthplace of composer Ralph Vaughan Williams and retains a strong sense of heritage, centred around the attractive village green and All Saints Down Ampney Church.

Everyday amenities include a well-supported village hall, cricket club and popular public house, creating a genuine community atmosphere. A wider range of facilities, supermarkets, cafés, schooling and leisure amenities can be found in nearby Cirencester, often referred to as the "Capital of the Cotswolds".

For commuters, the village offers straightforward access to the A417/A419, linking to Swindon and the M4, whilst Kemble Station provides mainline rail services to London Paddington. Down Ampney remains one of the area's most desirable villages – valued for its traditional Cotswold character, open countryside surroundings and balanced accessibility.

Viewings

Viewings strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on 01285 239486 or 07851 111800 to arrange your viewing.

Agents Notes

These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Buyers should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

Buyer Verification / AML Compliance

In accordance with UK Anti-Money Laundering regulations, all prospective buyers are required to complete full identity and financial verification before any offer can be formally accepted. This includes photographic identification, proof of address, and evidence of funding or financial arrangements.

Verification is completed securely via Thirdfort, our approved independent compliance provider, using encrypted remote technology. A fee of £18 (inclusive of VAT) per buyer applies. We cannot proceed with negotiations or formally accept an offer until all AML requirements have been satisfied in full.







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Floor Area: 1205.00 sq ft



TOTAL FLOOR AREA SHOWN INCLUDES GARAGE

TOTAL FLOOR AREA: 1205 sq.ft. (112.0 sq.m.) approx.

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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Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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