

Pams Cottage, Ampney Crucis, Cirencester, Gloucestershire, GL7 5SA



- Semi-detached home • Three bedrooms • Semi open plan sitting, dining and modern fitted kitchen
- Two bathrooms • Utility room • Southerly facing courtyard garden • Ample off-street parking • EPC E

Guide Price
£500,000

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Cirencester, Gloucestershire, GL7 5SA

Key Features



3
Bedrooms



2
Bathrooms



1
Receptions

About the property

Situated on the edge of the sought-after Cotswold village of Ampney Crucis, this well-presented semi-detached home enjoys a pleasant rural backdrop, offering flexible and well-proportioned accommodation, a newly fitted kitchen and generous off-street parking, all within an attractive village setting just a short distance from Cirencester.

Ampney Crucis is a picturesque and highly regarded Cotswold village, renowned for its attractive period properties, traditional Cotswold stone architecture and beautiful surrounding countryside. The village benefits from a welcoming community, a well-regarded village primary school, a parish church and the popular Crown of Crucis hotel and restaurant. With an abundance of countryside walks and footpaths nearby, the location is ideal for those seeking a quieter pace of life whilst remaining conveniently placed for everyday amenities. The historic market town of Cirencester is approximately three miles away, offering an excellent selection of independent shops, cafés, restaurants, supermarkets and leisure facilities, together with well-regarded schooling.

The accommodation is arranged over two floors and begins with an entrance hall leading to a useful utility room and the principal bedroom suite, comprising a generous double bedroom with built-in storage, dressing room and bathroom. The ground-floor bedroom accommodation provides excellent flexibility, particularly for those seeking the convenience of single-level living.

A particular feature of the property is the light and airy, semi-open-plan living space, with windows to three sides allowing an abundance of natural light. The sitting and dining areas flow seamlessly through to the newly fitted kitchen, creating a sociable and welcoming environment for both everyday living and entertaining, while a door provides direct access to the garden.

Stairs rise from the sitting area to the first floor, where there are two further double bedrooms, a shower room and separate WC, providing comfortable accommodation for family members or visiting guests.

Outside, the garden wraps around the property, with a gravelled driveway extending to the front and side, providing ample off-street parking. To the rear, a southerly facing courtyard garden offers an attractive and relatively low-maintenance space for outdoor dining, relaxing and entertaining.

NB: Some of the photographs included are from the previous listing but remain representative of the property's current appearance.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions - What 3 Words

recital.unloading.sentences

Services & Tenure

Tenure – Freehold, Electricity -Mains Supply, Water – Mains Supply,

Sewerage - Mains Supply, Heating - Oil

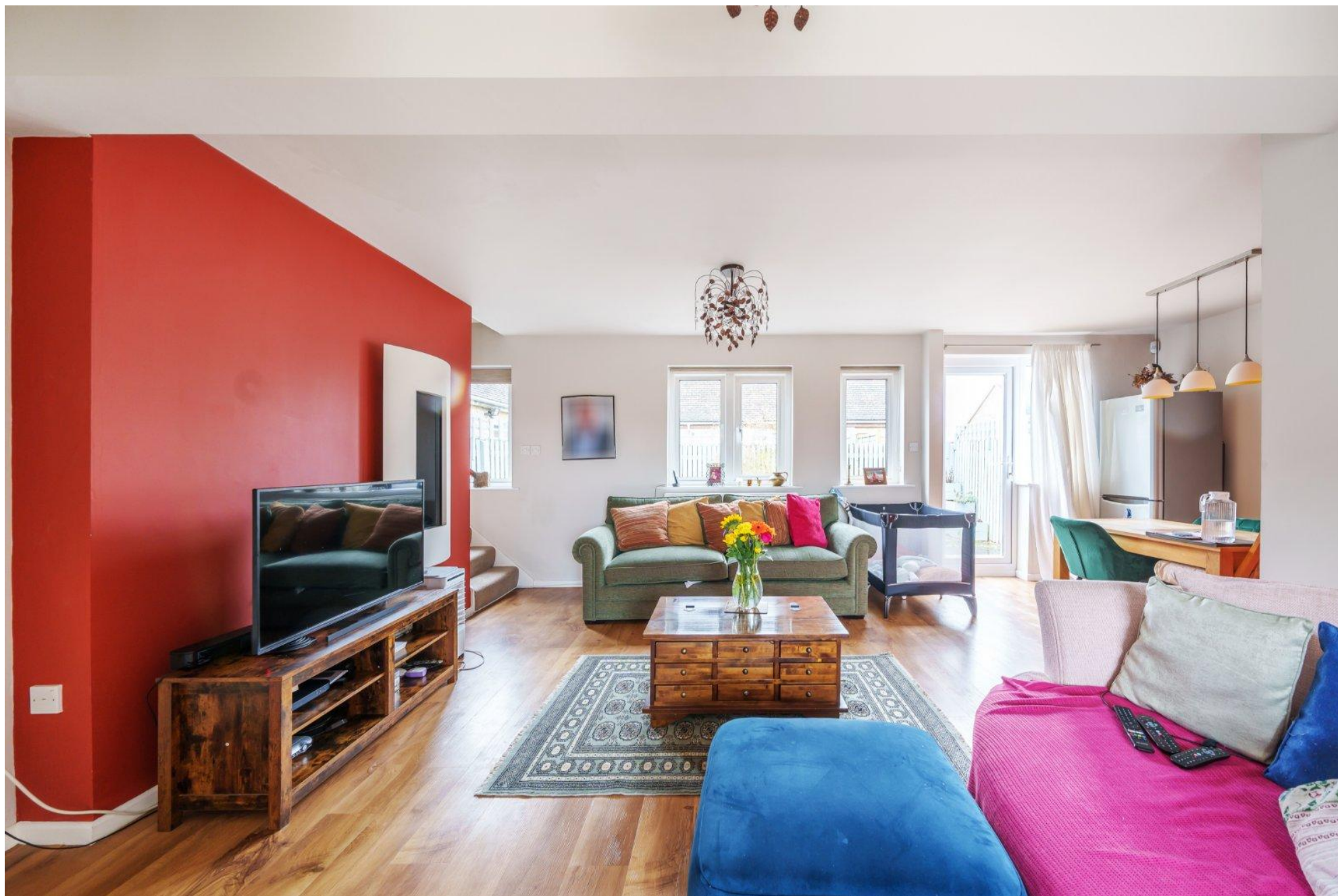
Local Authority

Cotswold District Council, Council tax Band - A

what the owner said

It's a lovely house, peaceful, I come home and it is warm and cosy.

The village community is very active with events in the community hall such as toddler Tuesdays, chilli nights, a film night every month. There is also a fish and chip and a Knead bakery van.



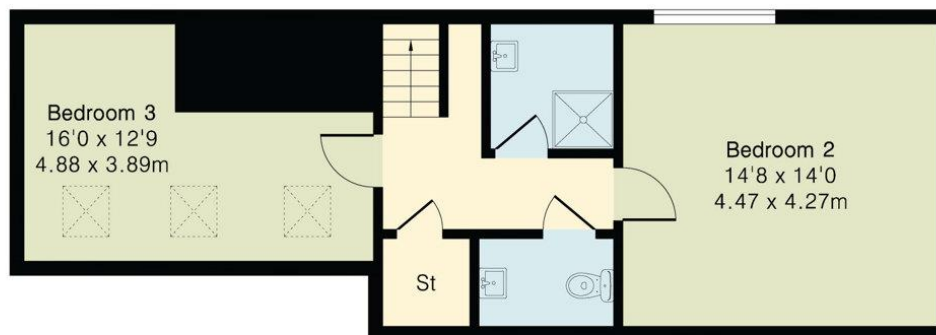




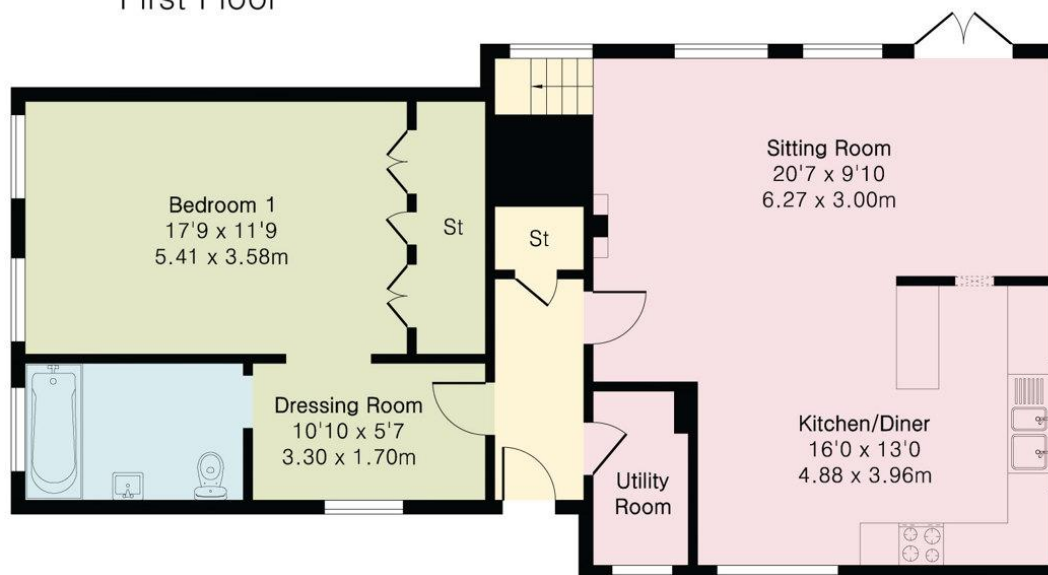
Approximate Gross Internal Area 1547 sq ft - 144 sq m

Ground Floor Area 1000 sq ft – 93 sq m

First Floor Area 547 sq ft – 51 sq m



First Floor



Ground Floor

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