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PROPERTY MADE PERSONAL



Kilkenny, Down Ampney, Cirencester, Gloucestershire, GL7 5QR

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Key Features



5
Bedrooms



3
Bathrooms



2
Receptions

- Detached family chalet bungalow
- Five bedrooms
- Kitchen breakfast room
- Two large reception rooms
- Three bathrooms
- Approximately 1/3 acre plot
- No onward chain
- EPC: C

About the property

No onward chain... Kilkenny sits on sizeable plot with a rural backdrop on the eastern outskirts of the popular village of Down Ampney. The original property has been significantly extended over the years providing generous and flexible accommodation along with a sizeable garden, large double garage and ample off street parking.

The accommodation is arranged over two floors, measures in excess of 2300 sq/ft (including garage), with the ground floor comprising entrance hall, kitchen breakfast room, utility room, rear lobby accessing the garage, dining room, large 'L' shaped triple aspect sitting room, two double bedrooms and a shower room. The first floor consists of three further bedrooms, with the principal bedroom benefitting from a dressing room and en-suite bathroom, the other two bedrooms are serviced by a separate bathroom. There is also ample accessible eaves storage.

Outside, the plot is approximately 1/3 of an acre, to the front is a carriage driveway that offers parking for numerous vehicles, and a detached garage providing

space for four cars, with power and light and stairs leading to a large attic storage space. While to the rear is a sizeable mature garden.

The nature of the plot allows for the possibility of the garden to be separated and developed, subject the necessary permissions.

NB - a new build development 'Ampney Meadows' is currently being constructed behind and across the road.

Amenities

Down Ampney is a small village located on the edge of the Cotswold Water Park. The village facilities include a primary school, post office/shop, village hall and village green, children's play area and tennis courts. The village is surrounded by lovely countryside and is ideal for walking, riding and cycling. Just south of the village is Cricklade's North Meadow, which is now a National Nature Reserve, and home to the rare 'Snakeshead Fritillary' which flowers in April. The village is at the southern gateway to the Cotswold Water Park, which offers sailing, water/jet skiing, fishing, and bird watching.

Down Ampney is halfway between Swindon and Cirencester, offering excellent transport links with a mainline station at Swindon for direct trains to London and the south west and motorway connections via the A419 to M4 and M5.

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, and a weekly market. There are also



several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

Directions

Leave Cirencester heading towards Swindon on the A419 and after approximately two miles take the junction signposted for Ashton Keynes. Take the second turning at the roundabout signposted Down Ampney and Latton and take the first turning left signposted Down Ampney. Follow into the village, passing the first war memorial, then turn right immediately after the second war memorial taking the first left where the property can be found on your left hand side.

Services & Tenure

The Tenure is Freehold. Mains electricity, gas and water. Drainage is by means of a septic tank - soak away.

Local Authority

Cotswold District Council.

Council Tax Band ~ E

Our reference

CIR/SW/KW/13072023

We'd love to hear from you

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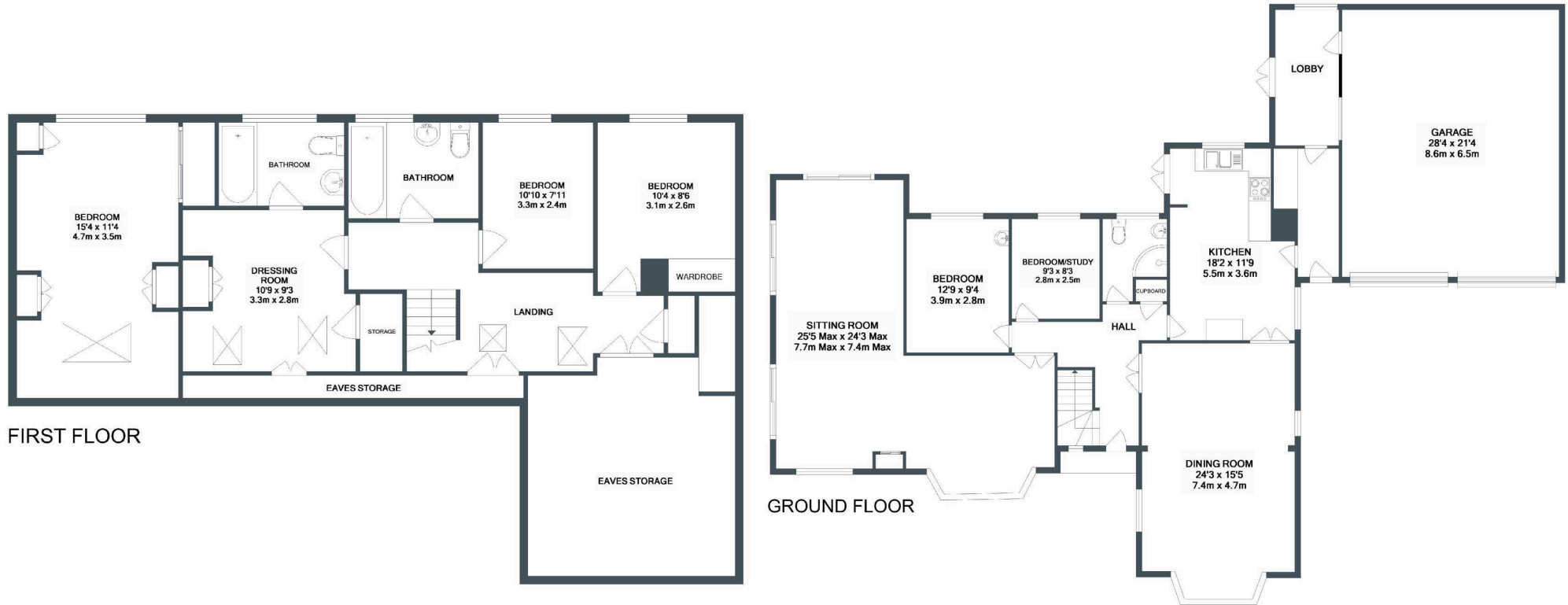








TOTAL APPROX. FLOOR AREA 2332 SQ.FT. (216.6 SQ.M.)





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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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