

Down Ampney, Cirencester, Gloucestershire GL7 5QW



Generous semi-detached period home • Sitting room with wood burner • Conservatory • Kitchen and utility room • Family bathroom & ground floor shower room • Ample off street parking • Southerly facing rear garden • Popular Cotswolds village location • EPC E

Down Ampney,

Cirencester, Gloucestershire GL7 5QW

Key Features



3
Bedrooms



2
Bathrooms



3
Receptions

About the property

Situated in the heart of the popular Cotswolds village of Down Ampney is this sizeable semi-detached, three bedroom character home benefitting from ample off street parking and southerly facing rear garden.

Formerly two cottages, the property was cleverly combined in to one home. The well-proportioned accommodation is arranged over two floors with the ground floor comprising entrance hall, shower room, sitting room with wood burner, conservatory, dining room, kitchen and utility room. The first floor offers the three bedrooms and a family bathroom with separate shower cubicle.

Outside, the property is set back from the road with a landscaped front garden and gravelled driveway parking for several cars. Gated side access leads into the southerly facing rear garden, which again has been landscaped to provide many different areas of interest and use.

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.

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, and continue to the center of the village and the property can be found on the right hand side just past the turning in to The Old Estate Yard.

What3Words /// camcorder.healthier.forms

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band E

Our reference

CIR/SW/CDH/15082025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk



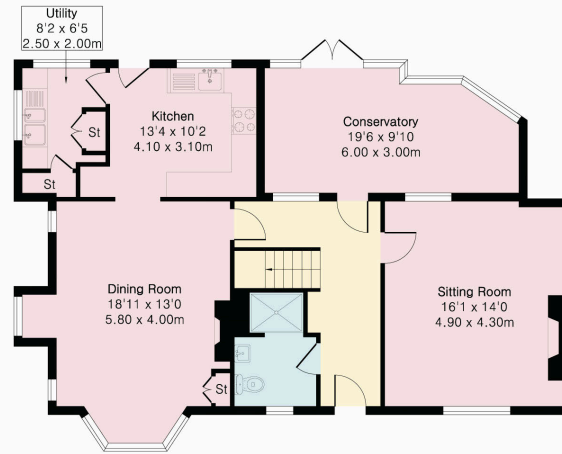




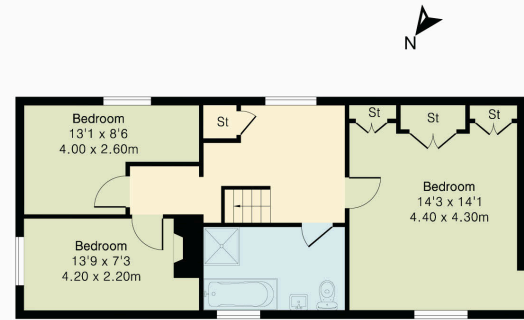
Approximate Gross Internal Area 1704 sq ft - 158 sq m

Ground Floor Area 1059 sq ft – 98 sq m

First Floor Area 645 sq ft – 60 sq m



Ground Floor



First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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