

Willow Cottage, Down Ampney, Cirencester, Gloucestershire, GL7 5QW



Charming and characterful semi-detached cottage • Popular Cotswold village location • Two bedrooms • Separate sitting and dining rooms • Modern fitted kitchen • Generous southerly facing front garden • Popular Cotswold village location • EPC Grade II Listed

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Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

Set within the popular Cotswold village of Down Ampney is this two bedroom charming and characterful Grade II Listed semi-detached cottage, benefitting from a generous and southerly facing front garden.

The accommodation is arranged over two floors with the ground floor comprising entrance hall with under stairs cupboard, cloakroom, sitting room, dining room, rear lobby, modern fitted kitchen and a utility room accessed off the garden. The first floor offers the two bedrooms and a bathroom.

Outside, to the front is the sizeable garden offering good screening, laid to lawn and patio all with a southerly aspect. Gated access leads to the side and rear garden and the utility outbuilding.

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.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

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 cottage can be found on the left hand side immediately passed the school.

What 3 Words: hosts.panels.scratches

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/SW/RN/28082024

We'd love to hear from you

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Approximate Area = 781 sq ft / 72.5 sq m

Outbuildings = 68 sq ft / 6.3 sq m

Total = 849 sq ft / 78.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Perry Bishop. REF: 1177651



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