

The Pheasantry, Down Ampney, Cirencester, Gloucestershire, GL7 5RE



Lovely detached residence • Nestling in select cul-de-sac • Four bedrooms, principal with en-suite • Sitting room, dining room • Snug/Office, utility • Pretty Gardens • Ample parking • No onward chain • EPC D

The Pheasantry,

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Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

About the property

A mature and well-presented four bedroom detached family home, very nicely situated in a cul-de-sac setting within this most desirable and well-regarded village.

Down Ampney is well placed for good access to Cirencester, Swindon or motorway junctions, and the property enjoys a part-walled plot that is private and nicely enclosed.

The bright and spacious accommodation comprises an entrance hall, well proportioned sitting room with French doors to the garden and an open stone fireplace. There is a very nicely fitted kitchen/breakfast room with a range of units, granite work surfaces, and integrated appliances. Double doors lead to the southwest facing rear garden. There is also a separate dining room, snug/study, and utility.

A galleried landing leads to the four bedrooms. The principal bedroom has a dual aspect with a range of fitted wardrobes, dressing room, generous en-suite bathroom with a shower cubicle. There are three further bedrooms, all well-proportioned and a family bathroom.

Outside, a sizeable driveway providing ample parking for several vehicles. The rear garden is well enclosed, mainly laid to lawn and a patio area offers a place to sit, relax entertain.

Please Note - Some of the photographs have been digitally enhanced by adding furniture to show the rooms full potential.

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. Continue into the village; turn right onto Oak Road and right again into The Pheasantry.

What 3 Words: ///runners.poems.sprains

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: F

Our reference

CIR/JC/RN/23082024

We'd love to hear from you

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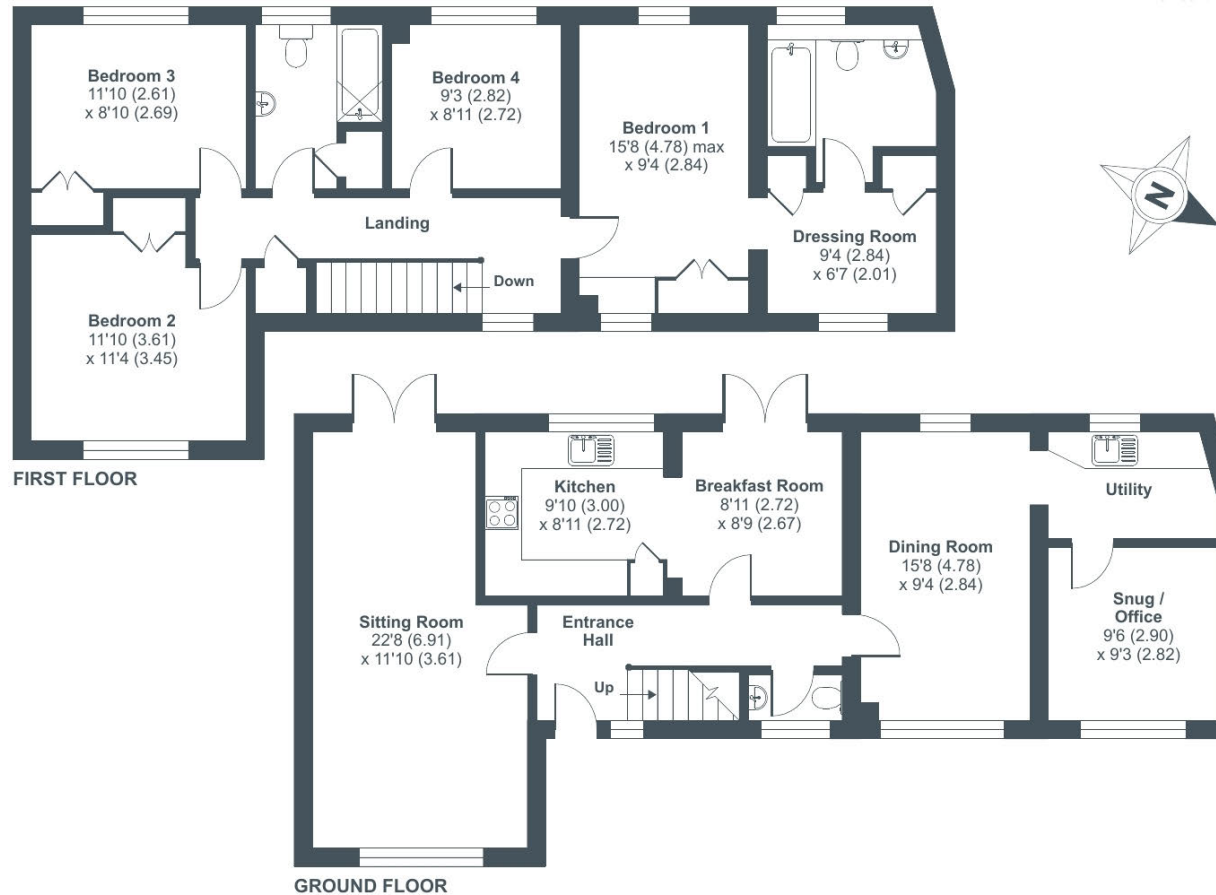




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Approximate Area = 1740 sq ft / 161.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 1068718



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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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