

Ampney St. Mary, Cirencester, Gloucestershire, GL7 5SN



Detached village home in need of updating • Sitting room, dining room & conservatory • Ground floor utility room & shower room • First floor shower room • Gated drive leading to a double garage • Private garden to side and rear • Highly desirable Cotswold village • No onward chain • EPC E

# Ampney St. Mary, Cirencester, Gloucestershire, GL7 5SN

## Key Features



3  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Offer for sale with no onward chain and situated on an approximate quarter of an acre plot within the highly desirable Cotswold village of Ampney St Mary is Weatherstones, a detached three bedroom home in need of updating and benefitting from beautiful gardens and a double garage.

The accommodation is arranged over two floors with the ground floor comprising entrance porch, sitting room, inner hall, shower room, conservatory, dining room, utility room and triple aspect kitchen breakfast room. The first floor provides the three bedrooms and large shower room.

Outside, the property occupies a corner position with the gardens lying to the side and rear of the house. A gated driveway leads to a double garage with lighting, power and storage above. The gardens are mature and landscaped providing multiple areas of interest and enjoyment as well as a good degree of privacy.

## 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

Ampney St Mary is hugely popular, small and charming Cotswold village, one of a cluster of three Ampney villages to be found around 4 miles to the east of Cirencester. Between them they support three churches, a primary school and The Crown at Ampney Brook; a recently restored 16th century inn with pub and restaurant and boutique hotel. There is also an excellent gastro pub, The Falcon, about a mile and a half's walk away in the neighbouring village of Poulton.

The nearby attractive market town of Cirencester provides excellent shopping, educational and recreational facilities, including a golf course, a leisure centre and the Cirencester Rugby Club which caters for all age groups. The Cotswold Water Park is also close by.

There is a good choice of both state and private schools in the area and as mentioned, the village is served by its own primary school. Private schools include Hatherop Castle, Rendcomb College, Beaudesert Park as well as the Cheltenham Colleges and schools.

Local communications are first class with the A417/A419 providing access to both the M4 (J.15) at Swindon and M5 (J.11a) at Cheltenham. Intercity rail services run from Kemble station providing access to London Paddington in about seventy minutes or alternatively from Swindon station in about fifty five minutes.

## Directions

From Cirencester, take the London Road (A417). Continue past Ampney Crucis and Ampney St Peter turning left immediately before the Red Lion, sign posted for Quenington. Take the next left for Ampney St Mary, continue in to the village and the property can be found on the right hand side just before the crossroads.

What3Words /// timed.disputes.selling

## Services & Tenure

The tenure is freehold.

Mains water, drainage, and electricity are understood to be connected. The property is on oil.

## Local Authority

Cotswold District Council.

Council Tax Band F.

## Our reference

CIR/SW/CDH/09062025

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)













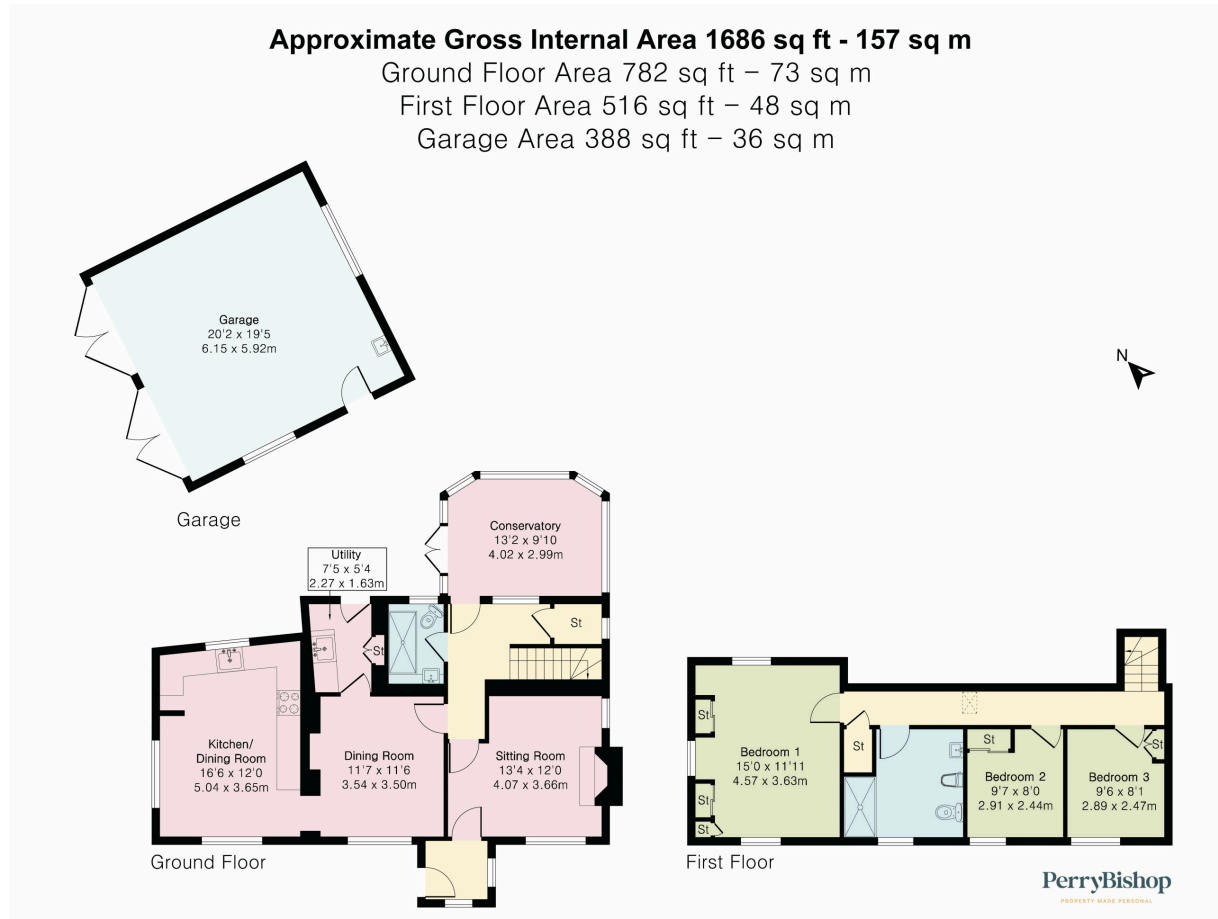


**Approximate Gross Internal Area 1686 sq ft - 157 sq m**

Ground Floor Area 782 sq ft – 73 sq m

First Floor Area 516 sq ft – 48 sq m

Garage Area 388 sq ft – 36 sq m



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.



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

[perrybishop.co.uk](http://perrybishop.co.uk)

**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.

Gloucestershire • Oxfordshire • Wiltshire

