

35 Ampney Crucis, Cirencester, Gloucestershire, GL7 5SF



- Attractive Cotswold cottage
- Three bedrooms
- Sitting room with inglenook fireplace
- Modern fitted kitchen
- Cloakroom
- Garage
- Beautiful Garden
- Driveway parking
- Popular village location
- EPC F

Guide Price
£650,000

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Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Nestled within a highly desirable Cotswold village, just a short distance from the historic market town of Cirencester, this charming three-bedroom semi-detached period cottage is rich in character and traditional features.

The accommodation begins with an inviting entrance porch leading into a generous sitting room, where an impressive inglenook fireplace with woodburning stove forms a striking focal point- perfect for cosy evenings. The kitchen offers a range of fitted units, while an inner hallway with stairs rising to the first floor leads through to a conservatory, providing enclosed access to the garage and a useful side passage. A convenient cloakroom completes the ground floor.

Upstairs, the property offers a spacious and light-filled principal bedroom, a well-proportioned second bedroom, and a versatile third room accessed via the second—ideal as a home office, nursery, or dressing room. A family bathroom serves the first floor.

Externally, the property benefits from a generous enclosed rear garden, predominantly laid to lawn with mature borders and an allotment area. Additional features include a garage with an electric roller door and off-street parking.

This unique home offers an excellent opportunity to enjoy village living with easy access to Cirencester and the surrounding Cotswold countryside.

Amenities

The village of Ampney Crucis is a pretty and friendly Cotswold village and has a history dating back to Roman times.

Village amenities include the Church of the Holy Rood, The Crown at Ampney Brook, a well-known popular pub/restaurant/hotel, a village primary school rated as 'excellent' by Ofsted and The Village Hall runs a monthly Cinema. There are also many social and sports clubs and organisations in the village. The village also has a website and produces its own newsletter. Larger shopping and leisure facilities are available in nearby Cirencester along with a hospital and bus and coach connections.

There is a bus service to Lechlade and Cirencester and Kemble railway station is just over eight miles away. Road connections are good with the M4, M5, M40/A40 easily accessed.

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.

Directions

From Cirencester proceed on the A417 towards Fairford turn left before the Crown of Crucis hotel over a small bridge into the Village, continue along the Village Lane continuing past Donkey Field and the property can be found on the left.

What 3 Words

raced.paddle.scatters

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Electric

Local Authority

Cotswold District Council

Council tax Band - E

Our reference

CIR250359

2nd April 2026

We'd love to hear from you

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what the owner

A cosy cottage which is deceptively larger on the inside than it appears from outside, the grandchildren call it the Christmas cottage. There is a large back garden used to grow flowers and vegetables. There is a large garage with a work bench and chest freezer and still room for a car. It has been a very happy home, and the village is very friendly.



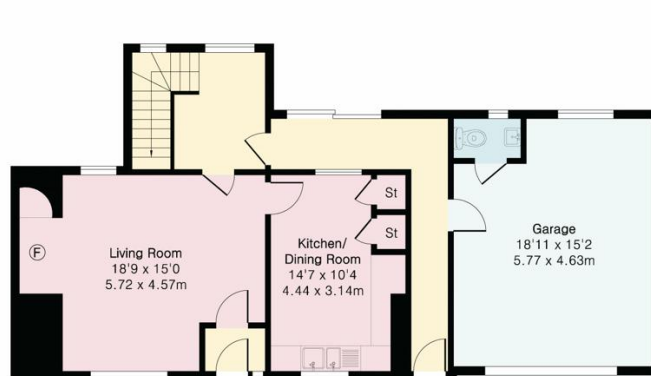




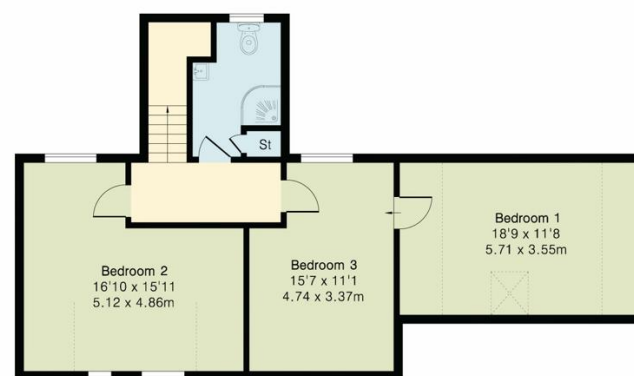
**Approximate Gross Internal Area 1725 sq ft - 160 sq m
(Including Garage)**

Ground Floor Area 942 sq ft – 87 sq m

First Floor Area 783 sq ft – 73 sq m



Ground Floor



First Floor

PerryBishop
PROPERTY MADE PERSONAL



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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