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PROPERTY MADE PERSONAL



Down Ampney, Cirencester, Gloucestershire, GL7 5QW

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Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

- Chalet bungalow in stunning setting
- Large open plan kitchen dining space
- Utility Space
- Two En Suites
- Overlooking fields
- Single garage with workshop
- Village location
- EPC - C

About the property

Wychwood is an extended and thoughtfully reconfigured detached four-bedroom chalet bungalow, set in a picturesque position in the heart of the village of Down Ampney. Finished to a high standard throughout, the property offers beautifully balanced and versatile accommodation.

The front door opens into a bright and spacious entrance hallway. To the left is bedroom three, a generous ground-floor double with large windows and pleasant views to the front. To the right is a large dual-aspect sitting room, filled with natural light. Also on the ground floor is bedroom four, another double room enjoying pretty views over the neighbouring sheep field. A beautifully appointed family bathroom, featuring a roll-top bath, serves the ground-floor bedrooms, while a useful storage cupboard is located off the hallway.

To the rear, the vendors have created a truly spectacular kitchen-dining space. This stunning extension is centred around a cleverly designed kitchen with a quartz island, ample storage, and space for a large dining table, complemented by a cosy snug area. Bi-fold doors open directly onto the garden, seamlessly connecting indoor and outdoor living. Off the kitchen is a generous and well-appointed utility room with quartz worktops and side access to the garden.

The first floor is accessed via a striking galleried staircase with a glass balustrade, vaulted ceiling, and Velux windows. To the left is a large double bedroom with an en-suite bathroom fitted with both a bath and shower and enjoying far-reaching views over the fields. This leads through to the impressive principal bedroom, thoughtfully designed to

offer excellent space, built-in storage, a dressing area, and a large en-suite featuring a wet-room style shower.

Externally, the property benefits from a generous driveway providing parking for several vehicles, bordered by well-established hedging and planting. There is a single garage with a separate workshop space to the rear. The landscaped rear garden features a porcelain patio, lawned areas, and mature borders, wrapping around to create a separate space for children's play equipment as well as a screened utility area behind the garage.

Wychwood sits centrally within Down Ampney and adjoins a charming paddock used for grazing sheep, creating a wonderful sense of space, tranquillity, and rural charm. Overall, this is a stunning home, perfectly suited to families or downsizers alike.

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 gives easy access to 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 exit at the roundabout signposted Down Ampney and Latton and take the first turning left signposted Down Ampney. Follow into the village, passing the memorial and the road to the church. Wychwood can then be found after about half a mile on your right, just before the field.

What3Words /// essay.shuffle.rail

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/LJ/CDH/05032026

We'd love to hear from you

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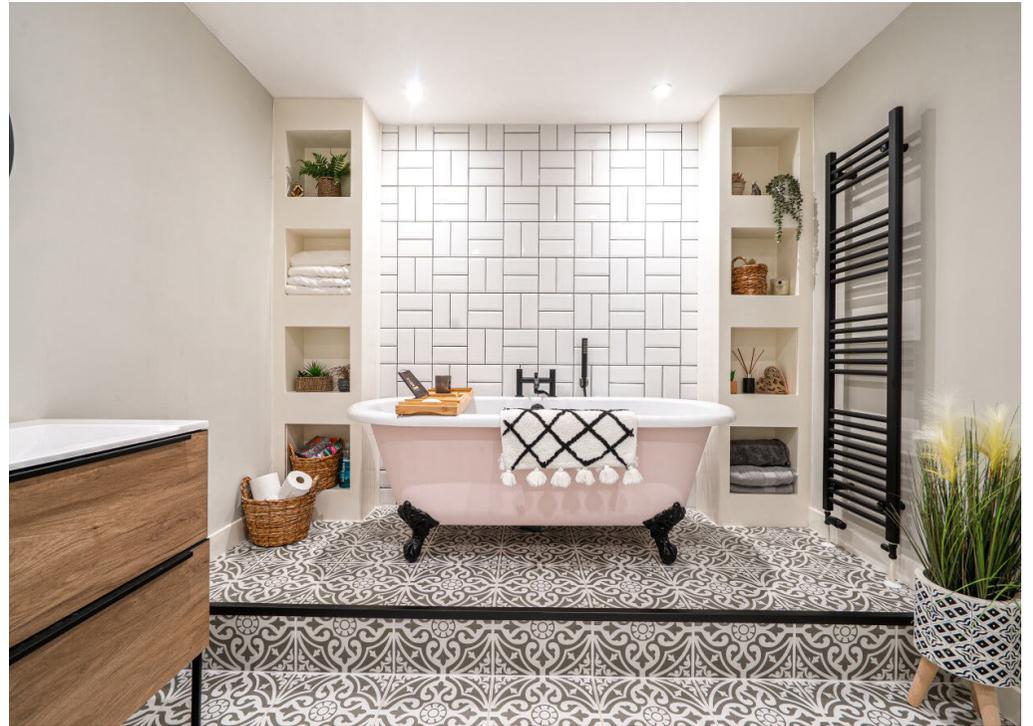
E: cirencester@perrybishop.co.uk

what the owner said

We have truly loved creating our home here in Down Ampney. From the moment we first viewed the property, we fell in love with its setting, and we couldn't have wished for a more beautiful view to wake up to each morning.









Wychwood Down Ampney, Cirencester, Gloucestershire, GL7

Approximate Area = 1807 sq ft / 167.9 sq m (excludes void)

Limited Use Area(s) = 59 sq ft / 5.4 sq m

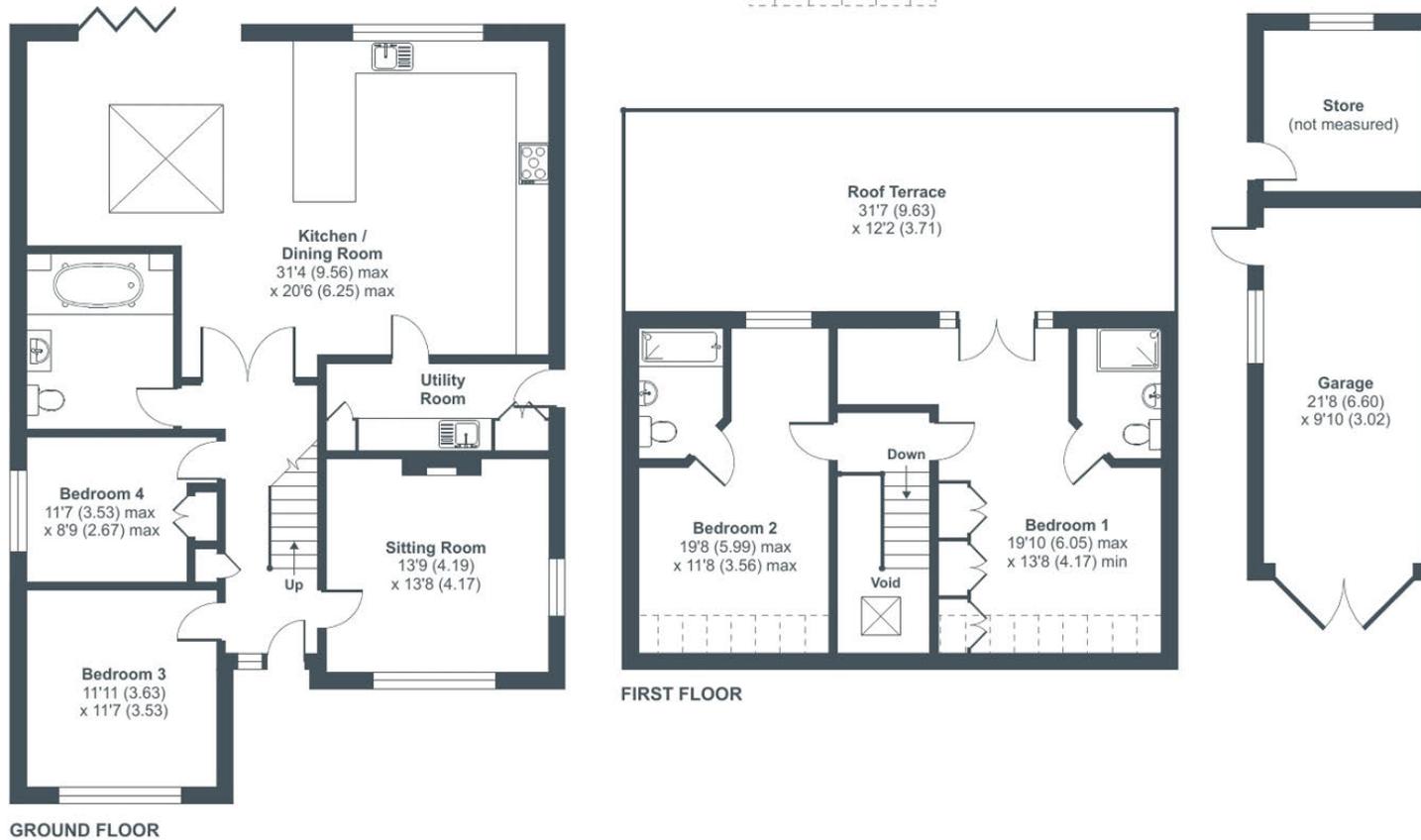
Garage = 213 sq ft / 19.8 sq m (excludes store)

Total = 2079 sq ft / 193.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Perry Bishop. REF: 1422272





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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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