

PerryBishop

PROPERTY MADE PERSONAL



Oak Road, Down Ampney, Cirencester, Gloucestershire, GL7 5GB

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Key Features



4
Bedrooms



3
Bathrooms



3
Receptions

- Modern double fronted detached home
- Superb open-plan kitchen dining family room
- Separate sitting room and study
- Home office and utility room
- Two en-suites plus a separate family bathroom
- Includes PV Solar Panels, Air Source Heat Pump, EV Charger & Underfloor heating to ground floor
- Westerly facing rear garden
- EPC - B

About the property

Situated in this newly constructed exclusive development of high quality Cotswold stone family homes, in a secluded position in the sought after Cotswold village of Down Ampney, is this well-proportioned detached modern four double bedroom home. The home has benefitted from numerous improvements and additions to the fixtures and fitting by the current owners, well as being designed for energy efficiency and cost savings, it includes PV solar panels, an air source heat pump, and an EV charging point.

The stylishly presented accommodation is arranged over two floors with the ground floor comprising a welcoming entrance hall, spacious dual aspect sitting room, study, cloakroom, an expansive triple aspect kitchen family dining room with two sets of French doors opening onto newly landscaped garden, the ground floor is completed by a utility room, and the ground floor is heated by underfloor heating.

The first floor provided a principal suite with double bedroom, ample built-in wardrobes and generous en-suite bathroom with separate shower cubicle. Second bedroom suite with double bedroom and en-suite shower room, two further double bedrooms served by a family bathroom with separate shower cubicle.

Outside, the enclosed gardens wrap the house on all sides, with the front and side gardens are laid to lawn and paths. To the rear is a recently laid patio garden benefitting from a sunny westerly aspect with pedestrian access is offered into the double garage, while gated access leads beyond to a gravelled drive providing ample off street parking.

NB - The property is subject to a management fee of circa £450 per annum.

NB - improvements made by the current owners under their stewardship

- Landscaping
- Electric awning and outdoor heating
- Quooker hot & chilled in Kitchen & Butler's Pantry
- New office installation
- Wooden shutters & Electric blinds
- Non-salt water softening system
- Floored attic area
- Air conditioning

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

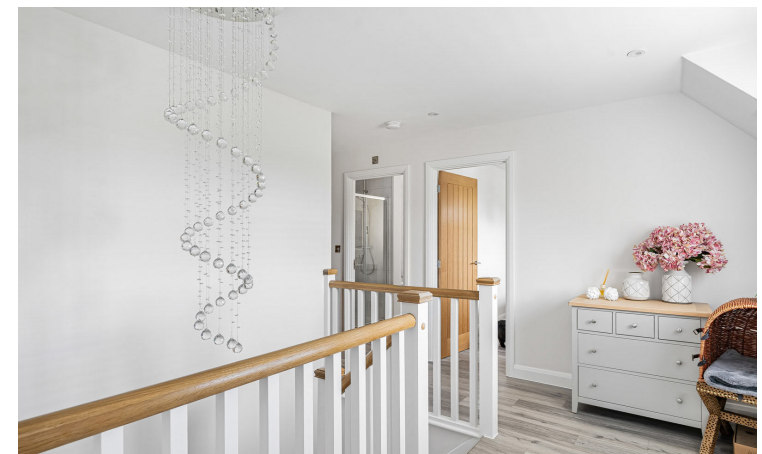
Down Ampney is a small village located on the edge of the Cotswold Water Park. The village facilities include a primary school, post office/shop, village hall and village green, children's play area and tennis courts. The village is surrounded by lovely countryside and is ideal for walking, riding and 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 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.

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, then turn right immediately after the second war memorial taking the first left on to Oak Road and the property can be found on the corner with Dukes Field.

What3Words /// discusses.flicks.badly

Services & Tenure

The tenure is freehold. Mains electricity, water, and drainage are understood to be connected. The property has an Air Source Heat Pump.

Local Authority

Cotswold District Council

Council Tax Band G

Our reference

CIR/SW/CDH/24032026

We'd love to hear from you

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what the owner said

We fell in love with this home for its perfect balance of charm and calm. A beautiful traditionally styled house that still feels fresh and new and very light.

Set in a quiet, thriving village, it offers an idyllic countryside lifestyle with open field views, peaceful walks to the village and church and lovely woodland right on the doorstep.

It is a place where life slows down, yet with easy access to London (M4), historic Cirencester and regency Cheltenham, you never feel far from anywhere. It's the tranquillity, the setting and the sense of community that we love.







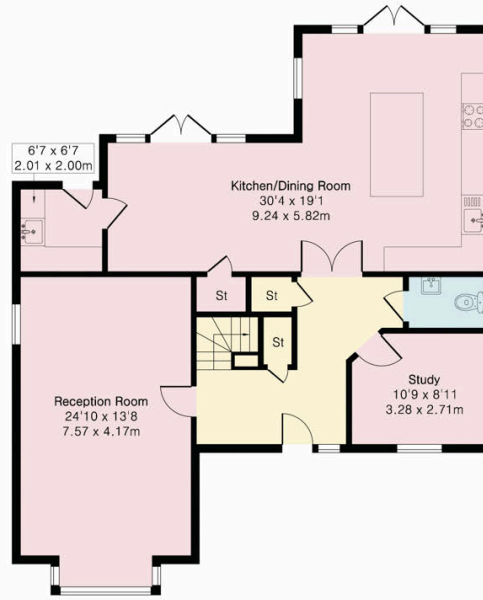


**Approximate Gross Internal Area 2215 sq ft - 205 sq m
(Excluding Garage)**

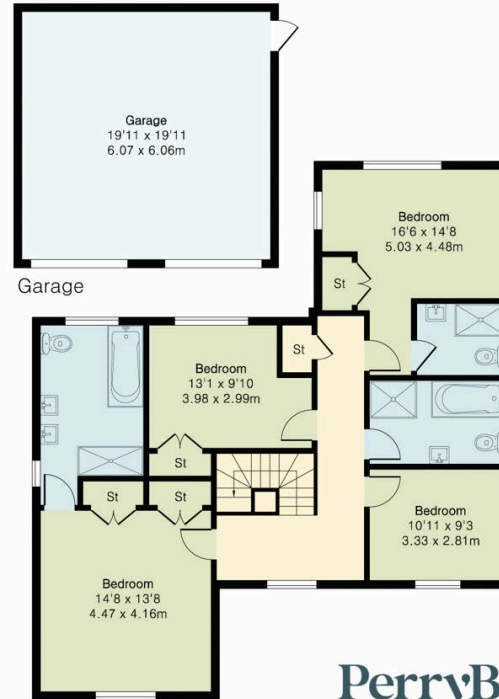
Ground Floor Area 1146 sq ft – 106 sq m

First Floor Area 1069 sq ft – 99 sq m

Garage Area 396 sq ft – 37 sq m



Ground Floor



First Floor

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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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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

