

Down Ampney, Cirencester, Gloucestershire, GL7 5QS

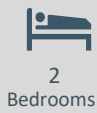


- No onward chain
- Two Bedrooms
- Two En Suite Bathrooms
- Kitchen Dining
- Off Road Parking
- Popular village of Down Ampney
- EPC C

Down Ampney,

Cirencester, Gloucestershire, GL7 5QS

Key Features



2
Bedrooms



2
Bathrooms



2
Receptions

About the property

Offered for sale with no onward chain, this larger-than-average two-bedroom semi-detached home enjoys a generous garden, parking for three vehicles, and an attractive rural setting overlooking open fields. The current owner has undertaken an extensive programme of refurbishment, enhancing both the finish and internal layout.

The accommodation is approached via a well-crafted oak porch and comprises an entrance hallway, a dual-aspect living room with bi-fold doors opening onto the garden via the glass veranda, and a dual aspect space comprising kitchen and vaulted dining room with external door to the veranda and garden, and a clock room and under stair cupboard completes the ground floor.

To the first floor are two dual-aspect double bedrooms. The principal bedroom benefits from an en-suite bathroom fitted with a white suite including bath and separate large walk-in shower, while bedroom two also features an en-suite shower room and enjoys views across the surrounding fields.

Externally, the front of property offers blocked paved parking for three cars with gated side access. The landscaped rear garden is predominantly laid to lawn with well-stocked borders, a pond, and a decked area adjacent to the summer room. There is a large sand stone patio area with glass veranda with integrated and fully remote controlled blinds, lighting and heating.

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.

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

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 where the property can be found on your left hand side.

What 3 Words

aimlessly.carpentry.sparkle

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority

Cotswold District Council

Council tax Band - C

Our reference

CIR260225

11th May 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

what the owner said

The property has undergone refurbishment to a high standard, making it into a luxurious home. The veranda provides a contemporary living and entertainment space connecting both dining room and lounge. Down Ampney is a lovely Cotswold village offering ample dog walking and a friendly community.





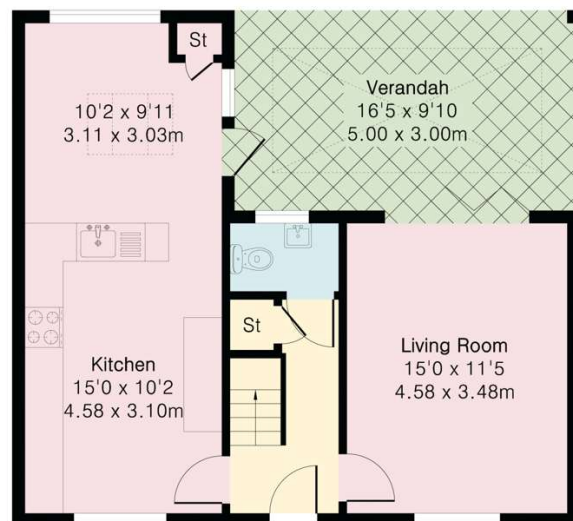


Approximate Gross Internal Area 950 sq ft - 88 sq m (Excluding Outbuilding)

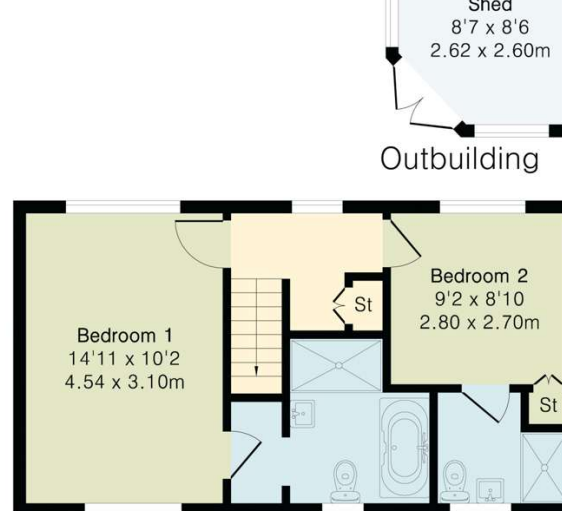
Ground Floor Area 528 sq ft – 49 sq m

First Floor Area 422 sq ft – 39 sq m

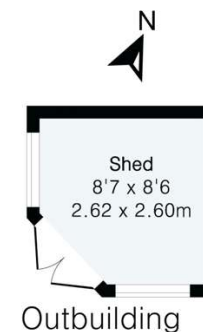
Outbuilding Area 67 sq ft – 6 sq m



Ground Floor



First Floor



Outbuilding

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PROPERTY MADE PERSONAL



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