



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



42-43 DOWN AMPNEY

Down Ampney

42-43 Down Ampney, GL7 5QW

Entrance Hall • Sitting Room • Dining Room • Kitchen • 3 Bedrooms
2 Bathrooms • Landscaped Garden • Terrace • Ample Private Parking
Home Office • Garage • Outbuildings

A beautiful Grade II Listed Cotswold cottage in the heart of the village

Description

Formerly two cottages, 42-43 Down Ampney has been lovingly renovated over twenty years ago to create a beautiful village house with period features and charm and character throughout. There is scope to further renovate.

The sitting room, with access to the front of the house, is a lovely room in which to relax and unwind in front of the impressive open fireplace. The windows overlook the front of the house and make this a bright and light room.

The dining room is great for entertaining and is lovely and warm in the winter with the Clearview wood burner roaring away. Again, there is direct access to the front of the house.

The kitchen is laid out to provide ample worktop and storage space and the striking blue Alpha cooker is a wonderful feature of the room. Perfect for cooking up a feast!

There is a stunning bathroom on the ground floor with a beautiful cast iron roll top bath, Thomas Crapper sinks and a separate walk in shower.

The first floor, accessed via two staircases, comprises the master bedroom with vaulted ceiling, a mezzanine area and an en suite shower room. There are two further double bedrooms, one with a mezzanine which is ideal to use as a dressing area or a children's play area.

Outside, the enclosed garden of circa 0.42 acres is a stunning feature of the cottage and wraps around the house. Predominantly laid to lawn it is a haven of peace and tranquillity in the heart of the village. The garden features an 18 ft deep well with a dry-stone wall and a beautiful mature Yew tree. The terrace is ideal for al fresco dining and summer BBQs.

A Cotswold stone home office with cloakroom is a superb addition to the cottage and makes working from home ideal and is a bright and light space to work. There is also a large garage with useful space above.

The gravel driveway provides plenty of private parking.

*South Cerney 3 miles
Fairford 4 miles
Cricklade 4 miles
Cirencester 7 miles
Swindon 13 miles
(London Paddington 55 mins)
Kemble 10 miles
(London Paddington 75 mins)
M4 (Junction 15) 14 miles*
All distances and times are approximate





General Information

Tenure: Freehold. Grade II Listed.

Services: Mains gas, water, electricity and drainage.

Postcode: GL7 5QW.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band E.



Location

Down Ampney is a popular village and home to a well-regarded primary school, a multi-use games area for younger residents, a tennis club, a village hall, a village shop/cafe, and a beautiful medieval church.

The award-winning Mason Arms in Meysey Hampton, only a 30 minute walk away, is a great pub for a tippie or two after a country walk and The Old Spotted Cow in Marston Meysey, a short drive away, is perfect for relaxing and unwinding over Sunday lunch.

Nearby market towns of Cricklade and Fairford are both thriving communities which benefit from a wide range of shops, post offices, doctor and dentist surgeries, leisure centres and a choice of good pubs and restaurants.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Sporting opportunities are abundant with nearby golf courses in Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing, cycling and water sports can be enjoyed at the Cotswold Water Park.

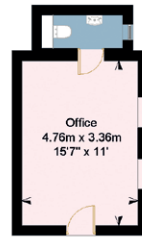
The area offers an excellent choice of state, grammar and private schools including Meysey Hampton Primary School and Ampney Crucis Primary School - both rated Ofsted Outstanding, Powells, Farmor's, Cheltenham Colleges, Pate's Grammar, Hatherop Castle and Beaudesert Park to name but a few.

Communications in the area are enviable with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services. Down Ampney sits close to the A419/417 for easy access to all routes.

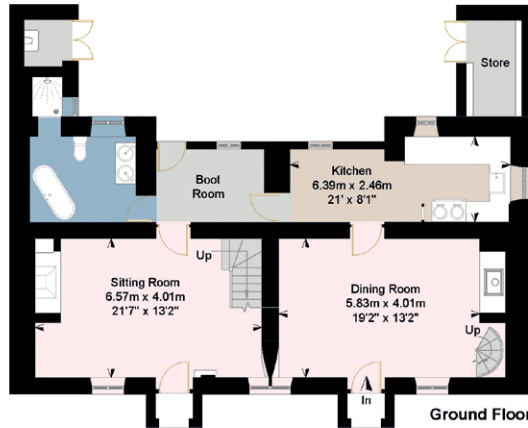


42 - 43 Down Ampney, Cirencester, Gloucestershire

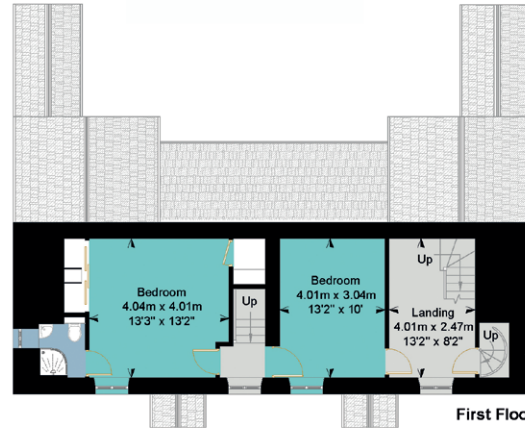
Approximate IPMS2 Floor Area	
House	169 sq metres / 1819 sq feet
Mezzanine	7 sq metres / 75 sq feet
Garage / Attic Space	69 sq metres / 743 sq feet
Office	19 sq metres / 204 sq feet
Total	264 sq metres / 2841 sq feet
(Includes House Limited Use Area	17 sq metres / 183 sq feet)
(Includes Mezzanine Limited Use Area	4 sq metres / 43 sq feet)
(Includes Attic Room Limited Use Area	19 sq metres / 204 sq feet)



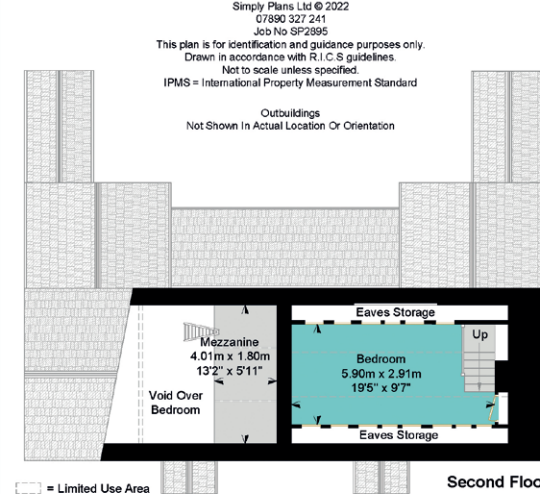
First Floor
Accessed Via Ladder



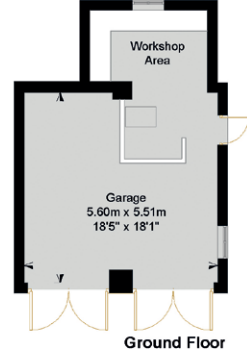
Ground Floor



First Floor



Second Floor



Ground Floor

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Job No SP2895
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard
Outbuildings
Not Shown In Actual Location Or Orientation

☐ = Limited Use Area

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