



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



GREENGAGE COTTAGE

Ampney St Peter

Greengage Cottage, Ampney St Peter, GL7 5SH

Entrance hall • Sitting room • Living room • Kitchen/ dining room
Cloakroom/ Utility • 3 Bedrooms • 2 Bathrooms • Garage • Terrace
Garden • Private driveway with parking

A beautiful village house in the heart of The Cotswolds.

Description

Greengage Cottage is a beautiful Cotswold village house which has been a loving family home for the past decade or so. The front door opens into the entrance hall which leads through to the reception rooms.

The kitchen/dining room is clearly the heart of the house and wonderful room in which to entertain family and friends.

The kitchen is bright and light and superbly equipped to provide ample worktop and storage space. The island is ideal for morning coffees and the dining area works perfectly for both informal everyday dining as well as dinner parties with friends. French doors lead to the delightful enclosed garden.

The sitting room, with views over the village, and living room, with garden views, are both fabulous rooms in which to relax and unwind and the wood burner in the sitting room offers extra warmth in the colder months.

The ground floor also has a handy cloakroom/utility room.

Upstairs there are three bedrooms and two bathrooms, one being en suite. All the rooms have been carefully laid out to provide

discreet storage and welcoming spaces. The impressive galleried landing offers a wonderful feeling of space and allows for an abundance of natural light.

Outside, the garden is predominantly laid to lawn, interspersed with pretty herbaceous borders and mature trees. The terrace is ideal for al fresco dining and sundowners.

The garage provides secure covered parking and work space with further parking available on the private driveway.

Cirencester 4 miles
Kemble 8 miles
(London Paddington 75 mins)
M4 (Junction 15) 17 miles
Cheltenham 19 miles

All distances and times are approximate





General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage. Oil-fired central heating.

Postcode: GL7 5SH.

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 F and EPC rating E.



Location

Ampney St Peter is a quintessential Cotswold village close to Cirencester. The village is a cul-de-sac with no through traffic surrounded by stunning countryside with fabulous walks on the doorstep and a beautiful church.

Nearby Ampney Crucis is a popular village with a thriving community and home to a well-regarded primary school, a village hall and a beautiful medieval church.

The Crown of Crucis hotel and restaurant in Ampney Crucis and The Falcon Inn in Poulton are perfect for relaxing and unwinding over Sunday lunch after a long country walk or for a drink with friends.

Known as the "Capital of the Cotswolds", Cirencester, only few miles away, is a hub of vibrant cultural life, with 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, 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 the village's own Ampney Crucis C of E Primary School, Meysey Hampton Primary School, Powells, Cheltenham Colleges, Pate's Grammar, Hatherop Castle, Rendcomb College and Beaudesert Park to name but a few.

Communications in the area are very good 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.



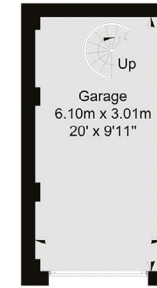
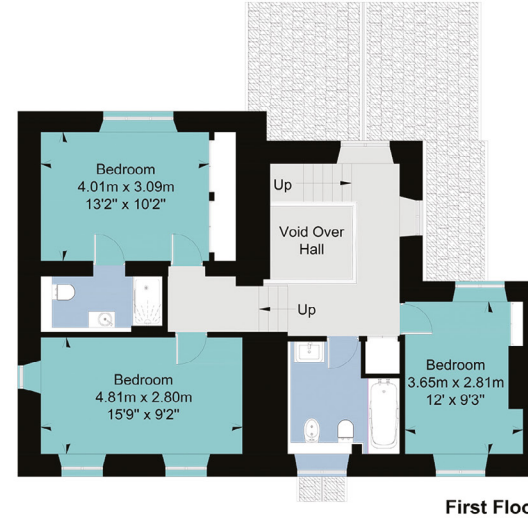
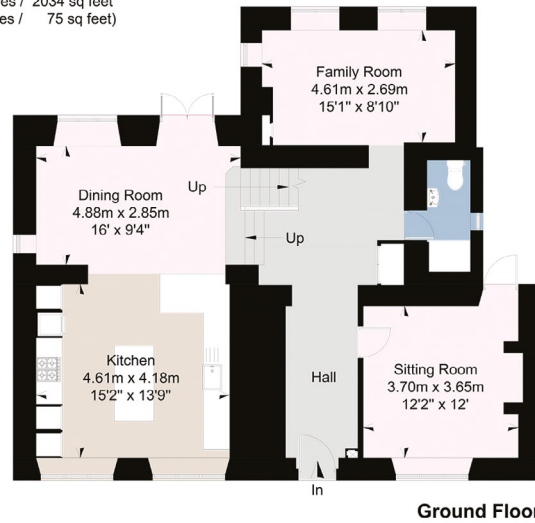
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Approximate IPMS2 Floor Area
 House 157 sq metres / 1690 sq feet
 Garage / Store 25 sq metres / 269 sq feet
 Tank Store 7 sq metres / 75 sq feet

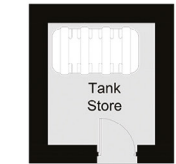
Total 189 sq metres / 2034 sq feet
 (Includes Garage / Store Limited Use Area 7 sq metres / 75 sq feet)

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 07890 327 241
 Job No SP3261
 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



Legend: = Limited Use Area



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