



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



LAMB HOUSE

Down Ampney

Lamb House, Down Ampney, GL7 5QW

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

Description

Formerly two cottages, Lamb House has been beautifully brought together and lovingly renovated to create an exceptional village home, rich in period character and charm. Thoughtfully curated throughout, the house combines original features and timeless details with beautifully considered spaces, generous proportions and an abundance of natural light.

The sitting room is a wonderfully inviting space, with direct access to the front of the house and an impressive open fireplace creating a natural focal point. With views over the front garden and plenty of natural light, it is a room made for slow mornings, relaxed afternoons and cosy evenings around the fire.

The dining room is equally appealing, providing an elegant setting for entertaining and family meals alike. In winter, the Clearview wood burner brings a lovely warmth and atmosphere to the room, while direct access to the front of the house adds to its sense of connection and ease.

The kitchen has been superbly designed with modern appliances, generous worktop space and excellent storage. Windows overlooking the terrace and garden beyond fill the room with light and create a wonderful outlook.

The ground-floor bathroom offers a relaxed, comfortable space with a classic roll-top bath and separate walk-in shower.

The first floor is centred around a charming principal bedroom, complete with vaulted ceiling, mezzanine area and en suite shower room. Two further bedrooms run along the landing, while the fourth

bedroom on the second floor has a large Velux window, creating a bright and characterful retreat.

Outside, the enclosed garden extends to approximately 0.42 acres and wraps around the house. Predominantly laid to lawn, it provides plenty of space for outdoor living, whether for children to play, relaxing in the garden or entertaining with family and friends. The setting is private and peaceful, with the garden providing a natural extension to the home. The terrace is perfectly placed for long lunches, evening drinks and summer barbecues, with the garden offering plenty of space for entertaining, relaxing and enjoying the changing seasons.

A Cotswold stone home office with cloakroom provides a versatile space away from the main house. Bright and peaceful, it is well suited to working from home, creative projects or simply having a quiet space to focus, read or enjoy time away from the main living areas.

A double garage offers useful storage above, while the gravel driveway provides generous 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

Entrance Hall • Sitting room • Dining Room • Kitchen • 4 Bedrooms
2 Bathrooms • Landscaped Garden • Terrace • Ample Private Parking
Home Office • Garage • Outbuildings





Location

Down Ampney is a well-established village with a good range of amenities, including a popular primary school, multi-use games area, tennis club, village hall, shop and café, as well as its beautiful medieval church.

There are several good options nearby for eating and drinking. The Mason Arms in Meysey Hampton is around a 30-minute walk from the village, while The Old Spotted Cow in Marston Meysey is a short drive away and is particularly popular for Sunday lunch.

The market towns of Cricklade and Fairford are both within easy reach and provide a useful range of everyday amenities, including shops, post offices, doctors' and dentists' surgeries, leisure facilities, pubs and restaurants.

Cirencester, often referred to as the 'Capital of the Cotswolds', is also a short drive away. The town has a good selection of independent shops and boutiques, cafés and restaurants, as well as a Waitrose and twice-weekly markets. Its attractive

limestone buildings and lively cultural scene add to its appeal.

The surrounding countryside offers plenty of opportunities for outdoor activities, with numerous bridleways and several golf courses within easy reach, including those at Cirencester, Baunton, Minchinhampton and Naunton. The Cotswold Water Park provides opportunities for sailing, cycling and a range of other water sports.

There is a wide choice of schools in the surrounding area, including Meysey Hampton Primary School and Ampney Crucis Primary School, together with Powells, Farmor's, Cheltenham College, Pate's Grammar, Hatherop Castle and Beaudesert Park.

For commuters, the area has good road and rail connections. Down Ampney is close to the A419 and A417, providing access to the wider motorway network, including the M4 and M5. Direct train services also connect with major centres, while London and a number of airports in the South West and Midlands are accessible by road and rail.

General Information

Tenure: Freehold. Grade II Listed.

Services: Mains gas, water, electricity and drainage.

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.



42 - 43 Down Ampney, Cirencester, Gloucestershire

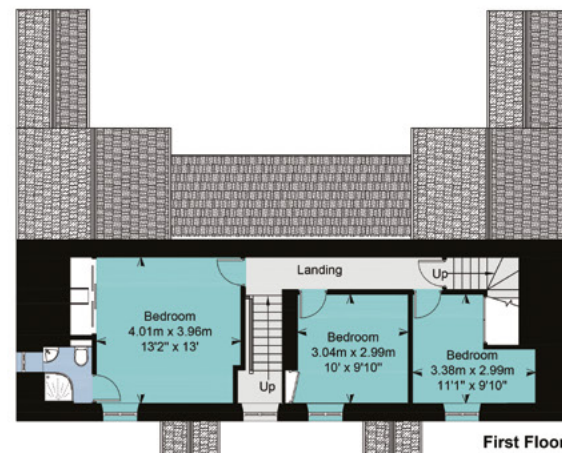
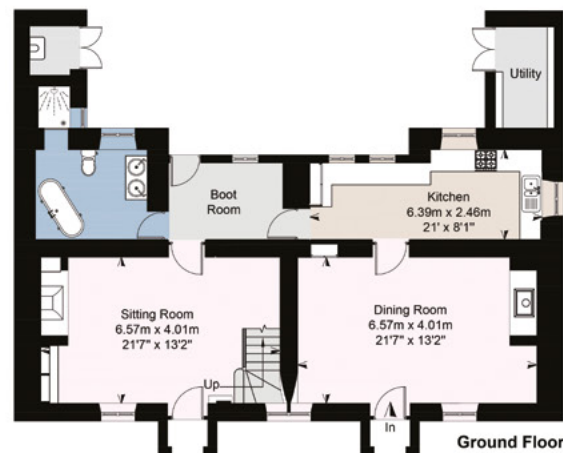
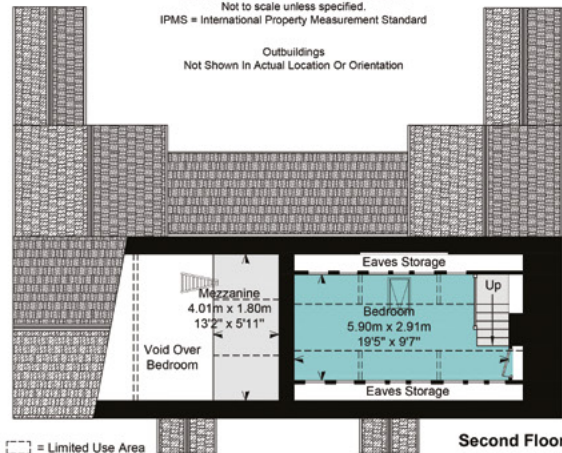
House	Approximate IPMS2 Floor Area
Mezzanine	169 sq metres / 1819 sq feet
Garage / Attic Space	7 sq metres / 75 sq feet
Office	69 sq metres / 743 sq feet
Office	19 sq metres / 204 sq feet
Total	264 sq metres / 2841 sq feet
(Includes House Limited Use Area	17 sq metres / 183 sq feet)
(Includes Mezzanine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

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Job No SP4205

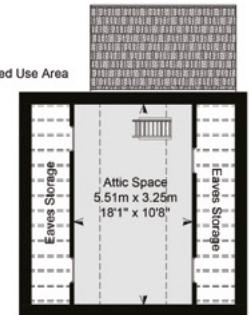
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

IPMS = International Property Measurement Standard

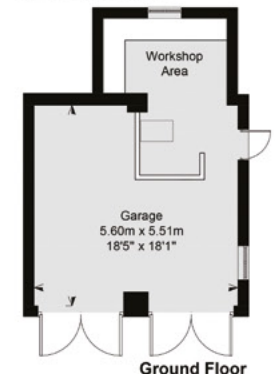
Outbuildings
Not Shown In Actual Location Or Orientation



--- = Limited Use Area



First Floor
Accessed Via Ladder



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