

# MALT COTTAGE

— AMPNEY CRUCIS —







## MALT COTTAGE, AMPNEY CRUCIS, GL7 5RY

Entrance/Dining hall · Drawing room · Family room · Kitchen  
Garden room · Study · Cloakroom · 4 Bedrooms · 3 Bathrooms  
Terrace · Landscaped garden · Workshop · Store · Potting shed  
Garden store · Private gated driveway with ample parking

# An exceptional village house in the heart of The Cotswolds

## Description

Malt Cottage is an exceptional Grade II Listed village house. Contrary to its name, this beautiful Cotswold home has excellent proportions throughout with high ceilings, generous reception rooms and a wonderful feeling of space. The current owners have been mindful to create a welcoming home with well laid out living spaces, alongside cosy corners.

The entrance hall doubles as a stunning dining room with an impressive fireplace with wood burner and there is plenty of natural light. This room comes into its own when hosting special occasions and celebrating festive holidays.

The oak framed garden room, with under floor heating, is the heart of the house

and a wonderful room in which to host family and friends year-round. The room is ideal for indoor/outdoor living in the summer and offers an abundance of natural light with magnificent views over the landscaped garden and fields beyond.

The bespoke Devol kitchen is ideal for morning coffees at the window seat and breakfast catch ups. There is plenty of worktop and storage space and the Everhot cooker offers extra warmth in the colder months.

The drawing room, with open fireplace, is a generously proportioned room with views to the front of the house.

The adjacent family room works superbly

for family movie nights or for peaceful moments with a good book in front of the wood burner.

The study with views over the garden is ideal for working from home with bespoke joinery for plenty of storage.

Upstairs comprises the principal bedroom suite with a dressing room and an en suite bathroom. The garden and countryside views are stunning! There are three further bedrooms along the landing and two bathrooms, one being en suite. All the rooms have been carefully laid out to provide comfort and plenty of natural light.

Outside, the landscaped garden is sensational and a work of art.

Predominantly laid to lawn, it is interspersed with pretty herbaceous borders and mature trees to include espalier apples, Portuguese Laurels, a stunning rose walkway and a quaint apple orchard and a vegetable garden to mention just a few. The array of blooms which bring with them exquisite colour and scent are magical in the Spring/Summer months. The terrace overlooking the garden is perfect for al fresco dining and summer sundowners.

There are various outbuildings which include a potting shed, workshop and garden stores.

The gated driveway provides ample private parking.

## Location

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 and Wild Thyme and Honey is a fabulous pub, restaurant and boutique hotel which sits at the entrance to the village, only a short stroll down the road. It is perfect for relaxing and unwinding over Sunday lunch after a long country walk or for a cocktail 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, cafés and twice weekly markets.

The nearby market town of Fairford is a vibrant community with a few handy shops, a post office, doctor and dentist surgeries and a choice of good pubs and restaurants.

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.



*Cirencester 3 miles*  
*Fairford 6 miles*  
*Kemble 8 miles*  
*(London Paddington 75 mins)*  
*M4 (Junction 15) 17 miles*  
*Cheltenham 18 miles*

All distances and times are approximate











## General Information

Tenure: Freehold. Grade II Listed.

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

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 G. EPC rating D.



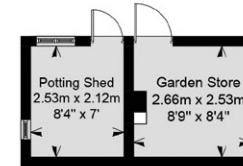




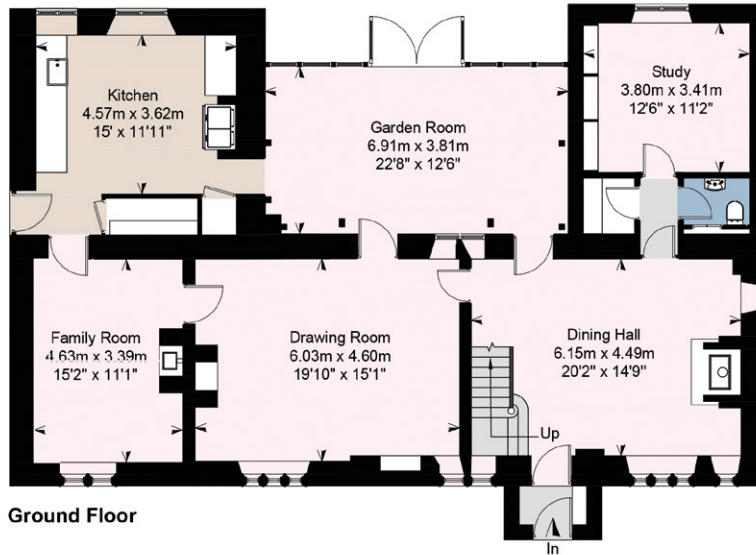
# Malt Cottage, Ampney Crucis, Gloucestershire

Approximate IPMS2 Floor Area  
 House 274 sq metres / 2949 sq feet  
 Workshop 34 sq metres / 366 sq feet  
 Stores 12 sq metres / 129 sq feet  
 Total 320 sq metres / 3444 sq feet

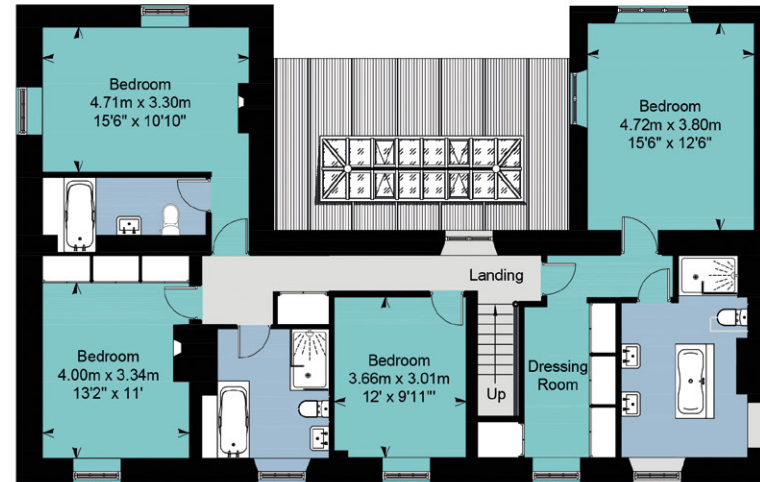
Simply Plans Ltd © 2025  
 07890 327 241  
 Job No SP3680  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard



Outbuildings  
 Not Shown In Actual Location Or Orientation



Ground Floor



First Floor

SHARVELL PROPERTY  
 — THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com  
 Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN  
[www.sharvellproperty.com](http://www.sharvellproperty.com)

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that:  
 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Details February 2025.