

# THE YEW

— DOWN AMPNEY —



# THE YEW, DOWN AMPNEY, GL7 5PQ

Entrance Hall · Living room · Garden room · Snug · Kitchen/ Dining room  
5 Bedrooms · 4 Bathrooms · One Bedroom annex · Triple garage  
Gated driveway · Ample private parking · Landscaped Garden  
Terrace · Outbuilding

## A stunning Cotswold stone house in the heart of the village

### Description

The Yew is a substantial and beautifully laid out Cotswold home superbly positioned in a quiet spot in the village of Down Ampney. The living spaces are bright and light throughout and flow seamlessly. Built two decades ago, the property has been significantly extended and enhanced over the years to create a beautiful contemporary Cotswold home.

The entrance hall leads to the main reception rooms.

The kitchen/ dining room is a fabulous space in which to entertain family and friends. The open plan aspect lends itself beautifully to hosting larger gatherings and works equally well for everyday family living. The kitchen is well equipped with all

the necessary mod cons and offers plenty of storage and work top space. The rear door opens onto the terrace for summer dining. The dining area overlooks the front garden and driveway and with dual aspect windows this is a lovely room in which to entertain.

The adjacent utility room offers further storage and keeps all the washing at bay!

The snug, which overlooks the rear garden, is ideal for movie nights and quiet moments.

Further along the hallway is the living room which interconnects with the garden room. Both rooms are fabulously bright and generously proportioned offering

a great sense of space. French doors in the garden room allow for a seamless transition from indoor to outdoor living in the summer months and the wood burner in the living room makes this a really cosy room in the winter.

The first floor comprises the master suite with en suite shower room and dressing area. There are four further bedrooms, two being en suite, and a family shower room. All the rooms have a wonderful outlook onto the garden and village and there is ample discreet storage. The rooms are generously proportioned and have a very welcoming feel to them.

Above the garage, currently used

as a home office, is a one-bedroom annex with en suite shower room.

Outside, the enclosed garden is a stunning feature of the house. Predominantly laid to lawn, interspersed with mature trees and herbaceous borders, it is a haven of peace and tranquillity in the heart of the village. The terrace is ideal for al fresco dining and summer BBQs.

The gated gravel driveway offers ample parking alongside the triple garage.

## 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.



*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.

Services: Mains gas, water, electricity and drainage.

Postcode: GL7 5PQ.

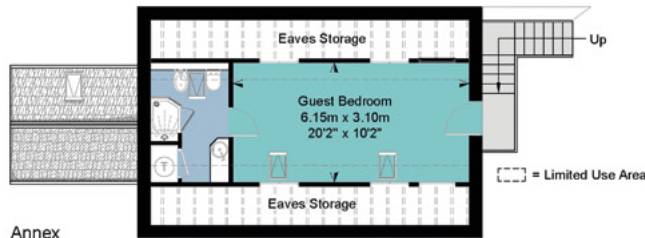
Viewing: Strictly by appointment through Sharvell Property Ltd.

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.

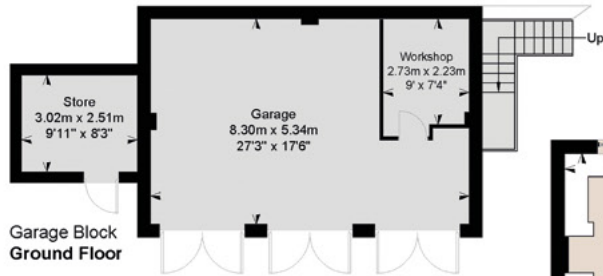
Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band G. EPC rating C.



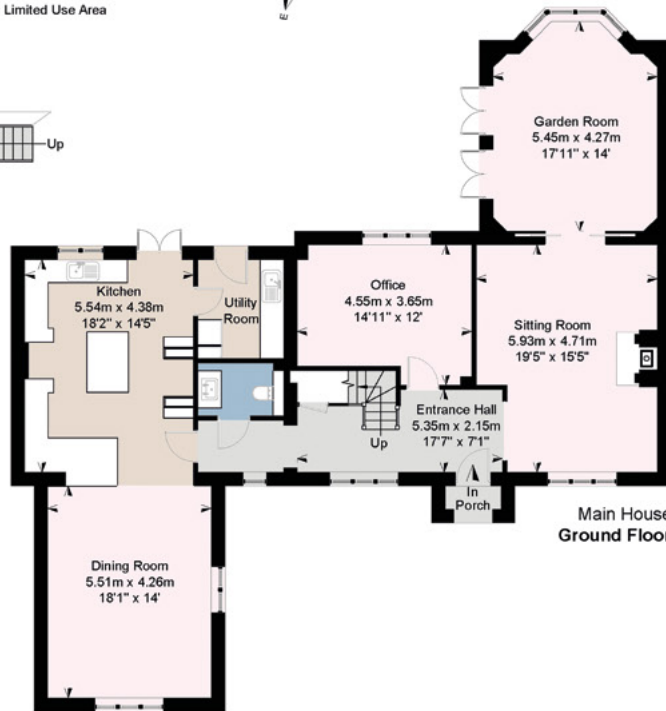
**The Yew, 4 Dukes Field, Down Ampney, Gloucestershire**



**Annex  
First Floor**



**Garage Block  
Ground Floor**



**Main House  
Ground Floor**



**Main House  
First Floor**

	Approximate IPMS2 Floor Area
House	284 sq metres / 3057 sq feet
Annex	44 sq metres / 474 sq feet
Garage Block	45 sq metres / 484 sq feet
Store	7 sq metres / 75 sq feet
<b>Total</b>	<b>380 sq metres / 4090 sq feet</b>
(Includes Annex Limited Use Area)	25 sq metres / 269 sq feet

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Job No SP3070

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

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