



4 Down ampney, Gloucestershire, GL7 5QW
£645,000

Cain & Fuller

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A fantastic opportunity to acquire a beautifully renovated four bedroom Cotswold stone cottage on the edge of the popular village of Down Ampney. The property which once served as the village's Post Office for a brief period, has been sensitively renovated and extended by the vendors and is finished to a high specification. They have created a flexible and light living space with fantastic kitchen/dining/family room opening onto the secluded and large rear garden ideal for the growing family. Properties such as this are becoming less and less available within villages like Down Ampney we urge early viewing through Cain & Fuller in Cirencester.

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Down Ampney

Number 4 Down Ampney is located on the outskirts of this pretty, popular village which is just six miles from Cirencester. The village, which is surrounded by open countryside, boasts a village shop and post office, primary school, children's play area, and a church as well as its own popular tennis club.

The village has its own thriving C of E Primary School, rated as good by Ofsted, and there are a number of other private and state schools within the local area. A short drive away, Fairford also has its own primary school, recently rated outstanding by Ofsted, as well as the successful and highly-regarded Farmor's Secondary School Academy. The market towns of Fairford, Cricklade, and Cirencester, which is known as the Capital of the Cotswolds, are just a short drive away and offer a range of supermarkets as well as a number of smaller shops and other services. The larger towns of Swindon, Cheltenham and Oxford are all within easy driving distance.

The area offers excellent sporting facilities and the nearby town of Fairford has its own sports and leisure centre, as well as many active sports clubs including football, tennis, rugby and cricket. There are a number of golf courses in the local area, polo at nearby Cirencester Park and superb horseracing at Cheltenham, Newbury and Bath.

Situation

Number 4 Down Ampney is on the edge of the village, near the pretty village green and war memorial and overlooking open fields at the rear. The cottage is set back from the road with access to the rear parking area via a shared drive access from the village road.

The village is surrounded by beautiful Cotswold countryside with outstanding scenery and perfect for walking, cycling and riding. It is also close to the Cotswold Water Park which offers sailing, water skiing, fishing and birdwatching. Transport connections in the area are excellent. The village is only a few miles from the A417/419 which offers easy access to both the M4 and M5 motorways as well as direct train services to London, the Midlands and the South West.

Description

A path from the front garden gate leads across a parking area currently being created by the vendor to the property's traditional Cotswold stone porch and front door. The cottage has been renovated and extended by the vendors and offers a high standard of accommodation while retaining much of the character of the original property.

The cottage style front door opens into a spacious entrance hall with doors to the downstairs cloakroom, the sitting room and a useful utility/boot room from which the back door leads out to the side access to the garden.

The entrance hall leads on into the spacious and light cottage-style kitchen diner. The fully-fitted handmade wooden kitchen has granite worktops and includes a two-oven Rayburn as well as a separate Miele hob and oven, a Miele dishwasher, and a Miele fridge. As well as plenty of room for a large dining table and chairs, the kitchen/diner also has an island, with a handy breakfast bar, and a useful walk-in larder.

The property benefits from underfloor heating throughout the whole of the downstairs, most of which has stunning contemporary Limestone tiled floors. Heating throughout the property is controlled by individual room thermostats and the cottage is protected by a high spec alarm system which also covers the brick-built garden shed in the back garden.

The cosy sitting room has a beautiful polished wooden floor and a Swedish-style Contura built-in wood burner. The sitting room overlooks the cottage's pretty lawned front garden towards the village road.

From the sitting room, carpeted stairs lead to the cottage's four bedrooms and family bathroom. The master bedroom, which overlooks the property's rear garden to open fields beyond, has an ensuite shower room and a large walk-in dressing room.

The family bathroom offers a bath, with shower over, and underfloor heating as well as a heated chrome towel rail. There are two further double bedrooms, one with a useful built-in wardrobe, and a smaller single bedroom which is currently used as a nursery but could be used as a home office. All the bedrooms are heated by thermostatically controlled wall-mounted radiators.

Outside

Bifold patio doors from the rear of the kitchen/diner/family room open onto the stone patio which features a built in large adjustable sun umbrella. Beyond the patio, the rear garden is laid to lawn and surrounded by wooden post and rail fencing and beech hedging. The property's handy garden shed is at the end of the garden and could be repurposed into an ideal home office subject to permissions. The vendor is currently creating an off road parking area to the front of the cottage (subject to planning consent)with off road parking for two to three vehicles, ask the agent for details.

Viewing

Through the vendors sole agent

Agents note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.





4 Down Ampney, Cirencester, Gloucestershire



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