



Down Ampney,
Gloucestershire, GL7 5QR

Perry Bishop
and Chambers
the agent who keeps you informed

The Property

Nestled in a quiet location, overlooking open countryside, this detached chalet bungalow provides over 1650 sq ft of versatile accommodation and benefits from excellent links to both Cirencester and Swindon.

The attractively presented accommodation is well-proportioned and arranged over two floors, approached into an entrance hall with a beautiful wooden floor, the light and airy sitting room is to the front of the property with a feature bay window and a wood burning stove. The 18' kitchen/diner is a most impressive room with a dual aspect and a spacious adjacent utility room. The kitchen provides an ample range of fitted units, space for appliances, a Range style stove and space for a dining table. French doors lead out to the rear garden.

In addition on the ground floor there are three further rooms, two of which are being used as bedrooms and the third as a study, which has inbuilt storage and access to the side lobby, which in turn provides access to the garage and gardens. A large bathroom with both shower and bath has a white suite.

At first floor level there are two further spacious double bedrooms, both of which have en-suite shower rooms and plenty of storage in the eaves.

To the front of the property there is a lawn area with mature borders and a gravel driveway which provides generous parking and leads to the single garage. A side door provides entry to a passageway with access to the enclosed rear garden, which is of a good size and mainly laid to lawn with mature borders, vegetable plots, a patio area and garden sheds.

EPC: C

Amenities

Down Ampney is a small village located on the edge of the Cotswold Water Park and is best known as being the birthplace of the composer Ralph Vaughn Williams. The village facilities include a primary school, post office/shop, village hall and village green, children's play area and tennis courts.

Down Ampney is just a short distance from Cricklade, a historical and picturesque town in north Wiltshire, and is half way between Swindon and Cirencester. The village is surrounded by lovely countryside and is ideal for walking, riding and cycling. Just south of the village is Cricklade's North Meadow, which is now a National Nature Reserve, and home to the rare 'Snakeshead Fritillary' which flower in April.

The village is at the southern gateway to the Cotswold Water Park, which offers sailing, water/jet skiing, fishing, and bird watching. The nearby town of Cricklade offers a museum and many fine shops, pubs and restaurants.

Directions

Leave Cirencester heading towards Swindon on the A419 and after approximately two miles take the junction signposted for Ashton Keynes. Take the second turning at the roundabout signposted Down Ampney and Latton and take the first turning left signposted Down Ampney. Follow into the village, passing the first war memorial, and then turn right immediately after the second war memorial taking the first left where the property can be found on your left hand side.

Viewings

Strictly by appointment only – appointments to view should be made through our Cirencester Office – 01285 655355

Local Authority

Cotswold District Council

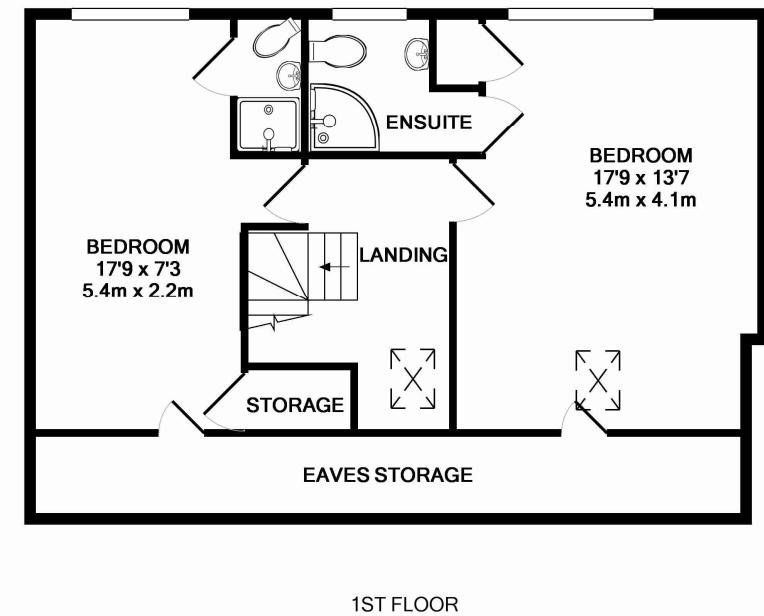
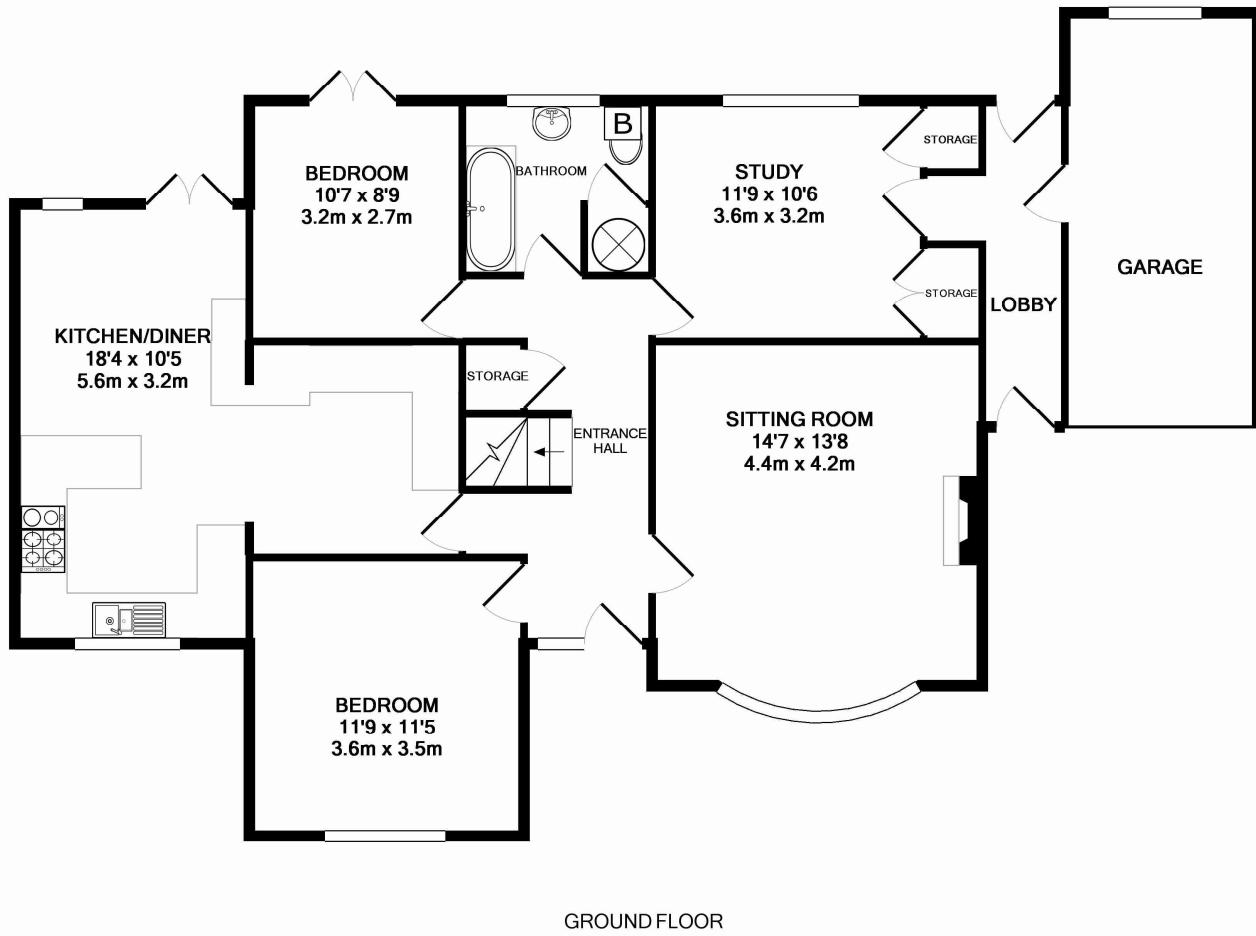
Services and Tenure

We believe the property is served by mains electricity, gas, water and septic tank drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been supplied – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Ref: CIR3384/MR/04062015







TOTAL APPROX. FLOOR AREA 1683 SQ.FT. (156.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2015

disclaimer: these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. the seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. we would strongly recommend that all the information we provide about the property is verified by yourself on inspection. we have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. in addition photography, either internal or external may have been taken with the use of a wide angled lens.

P332 Ravensworth 01670 713330