



Linden Lea, Down Ampney,  
Gloucestershire, GL7 5PF

Perry Bishop  
and Chambers

the agent who keeps you informed

# Linden Lea, Down Ampney, Gloucestershire, GL7 5PF

OIEO £400,000

## The Property

This is a beautifully presented modern four double bedroom detached home, very nicely situated in the sought after Cotswold village of Down Ampney, which is well placed for good access to Swindon and Cirencester.

The property is approached into an entrance hall, with a downstairs cloakroom and a large sitting room with a feature fireplace and French doors leading out to the rear garden. The spacious dining room again has doors to the rear, whilst there is also a separate study and a recently refitted kitchen with an extensive range of wall and base units, granite worktops, with built-in dishwasher and washing machine, an excellent eight ring 'Belling Countrychef' range oven, a fridge freezer and room for a table. The Kitchen, hall and study all benefit from engineered oak flooring.

The first floor is accessed via a recently refitted oak and glass stair case and comprises the master bedroom which benefits from fitted wardrobes and an en-suite shower room, the second bedroom also benefits from an en-suite shower room. There are two further double bedrooms and a main family bathroom.

Externally there is a lovely front garden which is enclosed and laid to lawn with gated access to both the front and to the rear. The rear is mainly laid to lawn with both patio and decking areas and access to the detached garage which has driveway parking to the front and to the side for up to four vehicles.

The property also benefits from a gas fired central heating system supplying radiators and UPVC double glazed windows.

## 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 past the medieval cross on the right. Continue through the village and bear left at the junction. Take the next left into Linden Lea where the property can be found in an off road position on the right hand side.

## Viewings

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

## Survey and Valuation

Perry Bishop and Chambers recommend Cotswold Surveyors who are able to undertake Building Surveys or Homebuyer Surveys and Valuations on your behalf. For an informal discussion or a quote, please call 01242 579940.

## Local Authority

Cotswold District Council

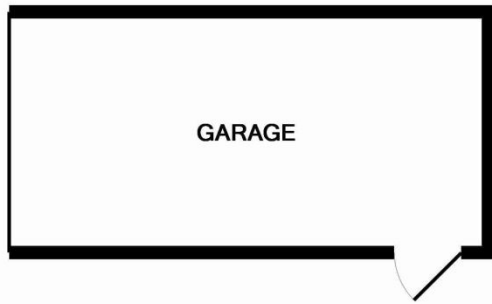
## Services and Tenure

We believe the property is served by mains electricity, gas, water and 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.

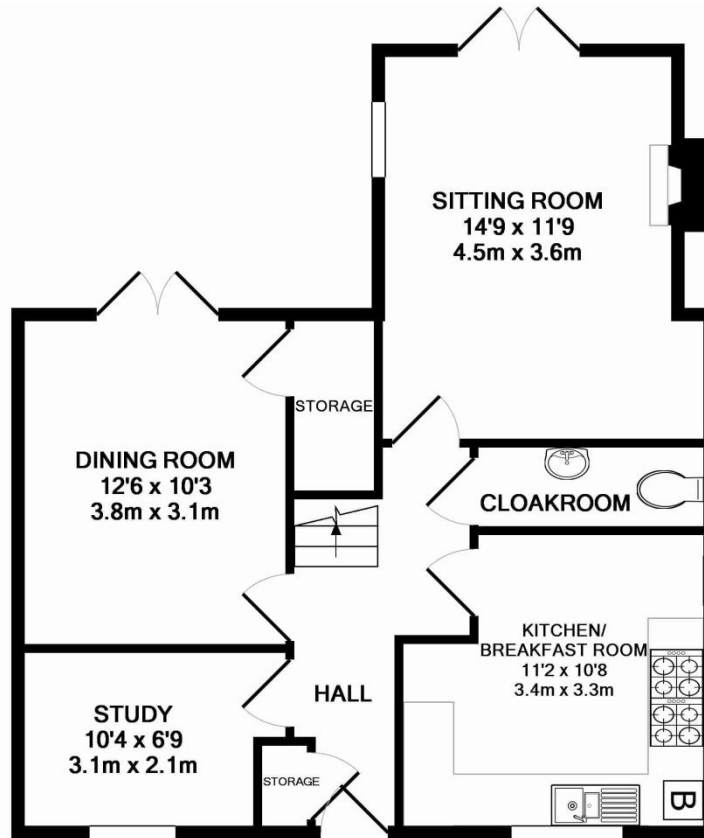
Ref: CIR3382/MM/270515







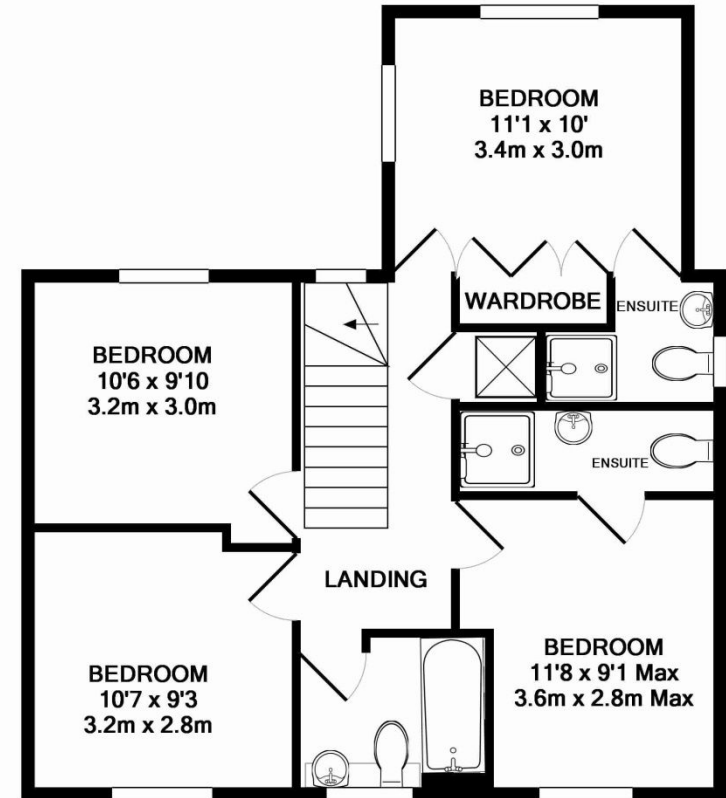
GARAGE  
APPROX. FLOOR  
AREA 156 SQ.FT.  
(14.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 592 SQ.FT.  
(55.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1336 SQ.FT. (124.1 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



1ST FLOOR  
APPROX. FLOOR  
AREA 588 SQ.FT.  
(54.6 SQ.M.)

**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

2 Silver Street, Cirencester, Glos. GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

[perrybishop.co.uk](http://perrybishop.co.uk)

**Perry Bishop**  
and Chambers

the agent who keeps you informed