



Down Ampney,
Gloucestershire, GL7 5QS

Perry Bishop
and Chambers

the agent who keeps you informed

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£500,000

The Property

Occupying a lovely position tucked back from the road, is this large and spacious four/five bedroom detached bungalow. Enjoying a beautiful private garden, the bungalow has been extended over the years and now boasts a most flexible way of living. The property has the potential to be extended or further conversion of the loft.

Approached from an entrance porch into the entrance hall, doors lead into the sitting room where there is a wonderful picture window to the front and double doors leading into the dining room, which is of a generous size and has stairs to the first floor, and again window to the front. The kitchen/breakfast room is fitted with a range of units with integrated appliances and a water softener and enjoys a pleasant outlook over the rear garden and leads into a large utility room. There is also a good size sun room/second sitting room.

There are two bedrooms to the one side of the bungalow, one having a range of fitted wardrobes with fitted vanity unit and a window to the front, the other having a wardrobe and window to rear. At the other end of the bungalow lies the master bedroom, which has a splendid range of wardrobes, chest of drawer units and vanity units with bedside table, views to the side and rear, and has an en-suite shower room with a separate shower cubicle. Adjacent to this is a dressing room/office with a window to the front. There is a main family bathroom with shower over the bath and an additional shower room. The stairs that lead from the dining room lead to the attic bedroom, which has Velux style windows to the front.

Outside the gardens are a particular feature of this property. A driveway provides access to the front where there is ample parking and leads to the detached double garage. The gardens themselves offer a degree of privacy and are laid mainly to lawn with various shrubs and surrounded by hedging. There is a greenhouse which is plumbed and has electricity and also a garden shed. A pedestrian side gate gives access to the rear garden, which is currently divided into two private sections, both having lawn, flower and shrub areas, where you can sit and relax and watch the world go by.

EPC: E

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 the road into the village past the medieval cross on the right. Continue through the village and the property can be found on the 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

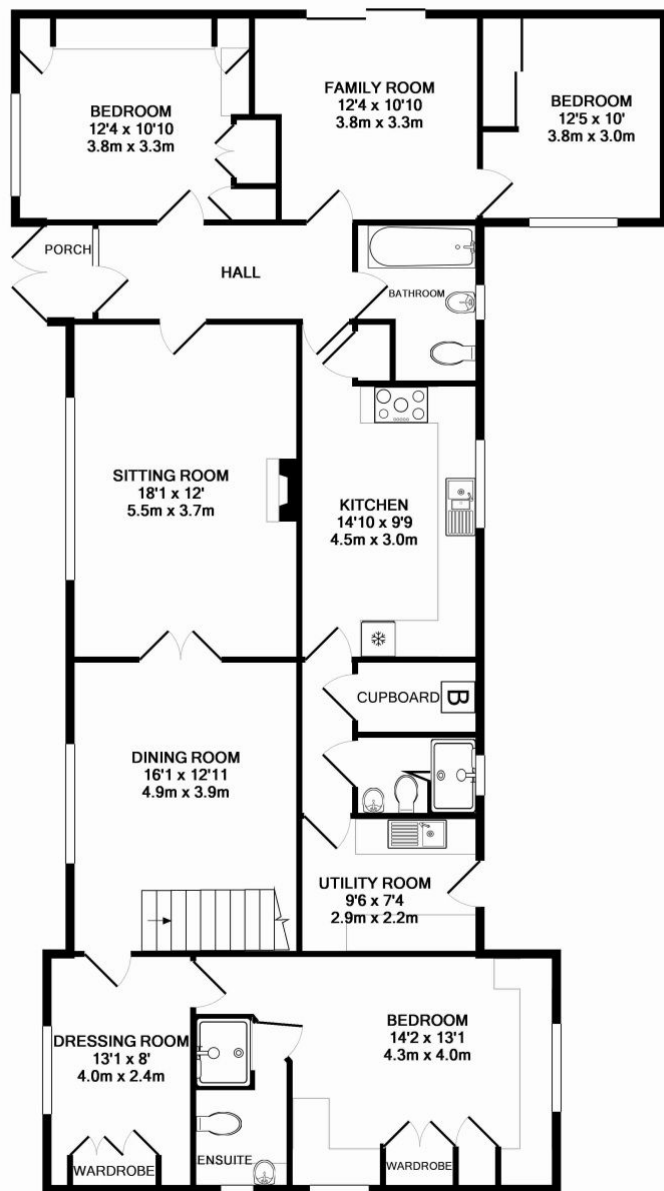
Services and Tenure

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

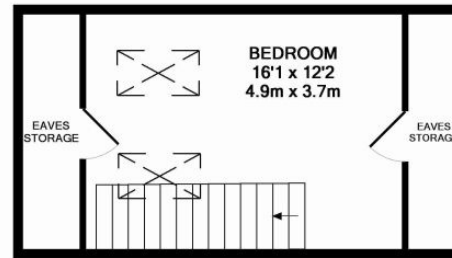
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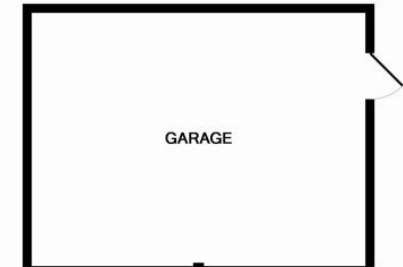




GROUND FLOOR



1ST FLOOR



GARAGE

TOTAL APPROX. FLOOR AREA 1901 SQ.FT. (176.6 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

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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.

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