



Ampney St Peter, Cirencester
Glos, GL7

HAMPTONS
INTERNATIONAL

Beyond your expectations

A quintessential Cotswold cottage in an idyllic village

Hamptons International

67-71 Castle Street, Cirencester, Glos, GL7 1QD

Sales. 01285 654535

cirencester@hamptons-int.com

www.hamptons.co.uk

Pretty Detached Cottage | 4 Bedrooms | Sitting Room | Dining Room | Family/Garden Room | Kitchen | Family Bathroom | Utility | Cloakroom | Porch/Entrance Hall | Outbuilding | Garage | West Facing Garden | Conservation Area | In all about 0.17 of an acre

Guide Price £675,000 Freehold

Description

An exceptionally pretty four bedroom detached period cottage that is beautifully positioned within a well preserved Cotswold village, offering a stone outbuilding, garage and well stocked cottage garden, on grounds extending to 0.17 of an acre. The accommodation is arranged over two floors and comprises on the ground floor a sitting room with window seat and open fire. There is a family/garden room with French windows opening out to a paved terrace and the west facing garden, and a dual aspect dining room again with window seat and open fire. The kitchen offers a range of fitted eye and base level units and adjoins the utility with Belfast sink, pantry and external door. In addition to this is a gabled porch, an entrance hall and a cloakroom. The first floor living space provides four bedrooms and a family bathroom. Some lovely features of this house are the amount of natural light it receives from many of the dual aspect rooms, village setting and views and inherent charm and character.

Outside

To the front of the property is a garage with double timber doors, light and power and personal door to the side. There is a front area of garden with Cotswold stone path leading to the house, and access can be found from both sides to the rear garden and stone outbuilding. The outbuilding is divided into two rooms, one room on the ground floor and one further room above which is accessed from a fixed ladder/staircase.

The pretty west facing rear garden is accessed from a short flight of steps and offers an array of intensively planted and unusual mature herbaceous perennials, and a profusion of roses. Photographs of the garden in bloom available on the website.

Location

Ampney St Peter is a pretty & untouched small village within a Conservation Area, approached down a no-through road about 3 miles to the east of Cirencester. Cirencester has an excellent range of shops and services and the main regional centres include Oxford Cheltenham and Swindon, all of which are within daily commuting distance. The village also enjoys good road communications being about 2 miles from the A419 for dual carriageway access to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington from Kemble and Swindon Stations, the latter scheduled to take from 55 minutes.

Additional Information

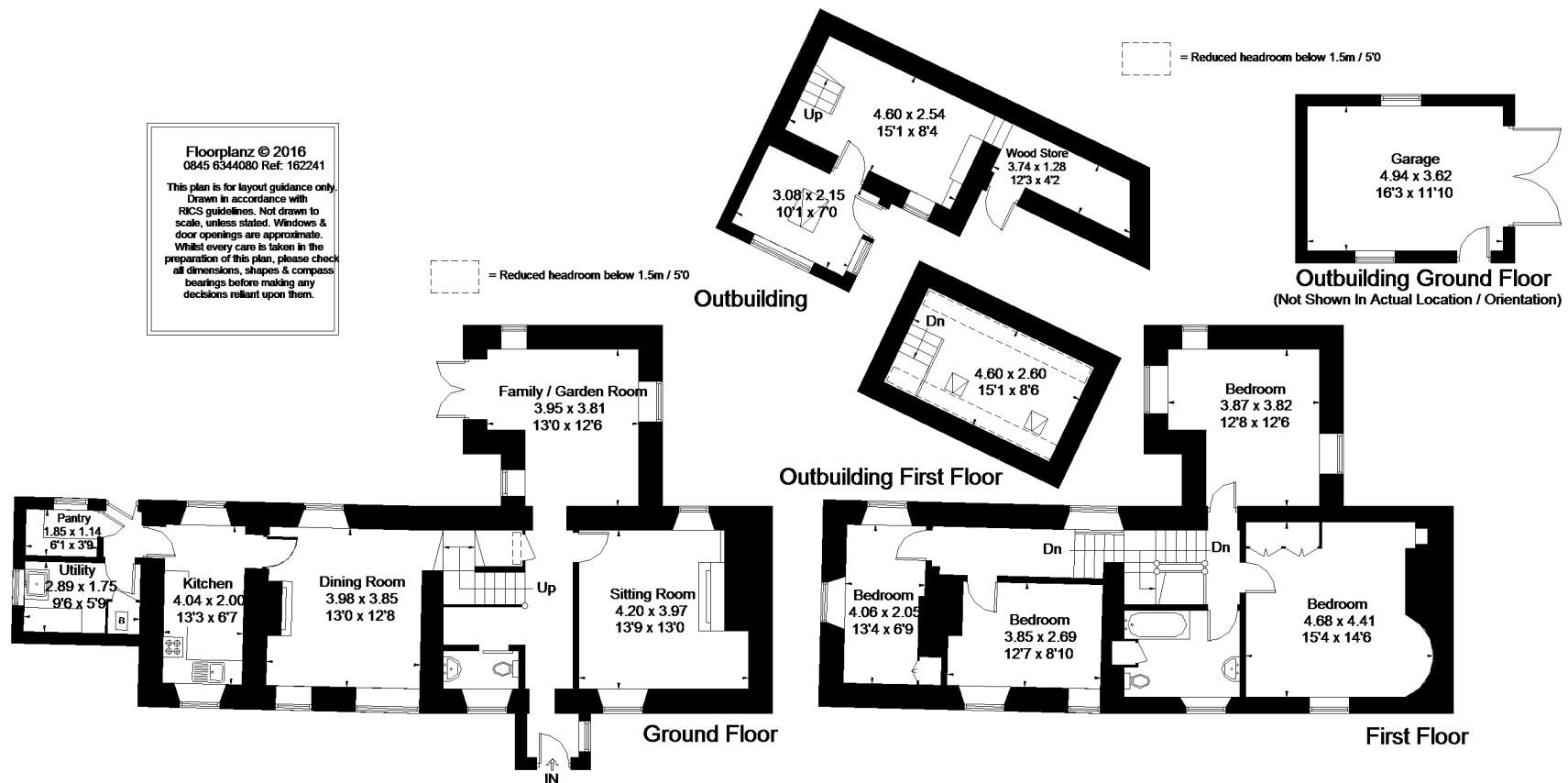
The property is situated within the Ampney St Peter Conservation Area, as designated for its special architectural and historic interest.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	18	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ampney St. Peter, Cirencester

Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft
Outbuilding = 54.8 sq m / 590 sq ft (Including Garage)
Total = 213.5 sq m / 2298 sq ft



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

