

Perry Bishop
and Chambers

the agent who keeps you informed

Laines Farm, Down Ampney, GL7 5QR



Five generous bedrooms | Three reception rooms
Lovely kitchen/breakfast room | Utility room and cloakroom
Two re-fitted shower rooms and en-suite bathroom | EPC N/A

Guide Price £800,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Laines Farm, Down Ampney, GL7 5QR



5 Bedrooms



3 Bathrooms



3 Receptions

A most impressive and substantial five bedroom family Grade II Listed home, nestling in the ever-popular village of Down Ampney. The light and airy well-proportioned accommodation is bursting with charm and character, yet has been sympathetically updated by the current owners, and now provides a delightful flexible way of living over three floors.

The drawing room has a wood burner, feature beams and twin Georgian sash windows overlooking the rear garden. The office/sitting room has stairs to the first floor. There is an additional family room, with a stone fireplace with fitted wood burner and feature beams. The kitchen/breakfast room originally a bakery has a range of units with solid wood work surfaces, a wonderful floor to ceiling original fireplace with fitted wood burner, a window to the front and French door to the rear. In addition there is a utility and cloakroom.

At first floor level the landing has stairs that go onto the second floor, there are two generous double bedrooms, one having a lovely en-suite with a claw-foot bath. The family shower room has recently been beautifully refitted with a walk-in shower.

At second floor the landing leads to three further double bedrooms and a second refitted shower room.

Outside a gravel driveway provides ample parking and leads to a double garage, the driveway continues through a five-bar gate to the front garden, which is predominantly laid to lawn with a range of flower and shrub borders and a paved patio and is enclosed by stone walling. A gravel path leads to the rear garden, which again is enclosed offering a good degree of privacy, is again laid to lawn with a patio and shrub borders.



Amenities

Down Ampney is a small village located on the edge of the Cotswold Water Park. The village facilities include a primary school, post office/shop, village hall and village green, children's play area and tennis courts. 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 flowers 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, library and many fine shops, pubs and restaurants.

Down Ampney is half way between Swindon and Cirencester, offering excellent transport links with a mainline station at Swindon for direct trains to London and the south west and motorway connections via the A419 to M4 and M5.

Directions

From our office in Cirencester join the A419 towards Swindon, leave at the Spine Road junction, take the second turning at the roundabout signposted Down Ampney and Latton. Take your next turning left towards Down Ampney, follow through the village passing the school on your left hand side. The property can then be found on your left hand side, just after the war memorial in the centre of the village.

Services & Tenure

The property is served by mains electricity, gas, water and drainage. Tenure is Freehold.

Local Authority

Cotswold District Council

Ref: CIR3879/MM/71025061







Laines Farm, Down Ampney, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 2949 SQ FT 273.9 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Perry Bishop & Chambers REF : 189327

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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.