

Ampney Crucis, GL7 5RY



Delightful period home set in gardens approaching half an acre | Three generous bedrooms with en-suite to the master bedroom
Tucked away in a village location | Sitting room with separate dining room
Garden room to the rear | EPC F

Guide Price £795,000

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3 Bedrooms



2 Bathrooms



3 Receptions

Berkeley Cottage is a quintessential Cotswold period home dating back to 1893, built of natural stone with stone mullioned windows, under a stone tiled roof. The property is bursting with charm and character, sitting within just under half an acre, and enjoying a delightful setting with a pleasant outlook over the village cricket field.

Approached into a most welcoming entrance hall, with Parquet flooring and stairs rising to the first floor. Off the hallway is a downstairs cloakroom. The sitting room, with windows overlooking the gardens has a stone fireplace with fitted wood burner. To the rear of the house is a study and spacious dining room with leaded light windows. This leads through into the dual aspect kitchen/breakfast room, here there are a range of units with work surfaces over. The utility room, has a range of fixed cupboards and door to the rear garden and door into the Garden room. The Garden room has an exposed stone wall, with beautiful curved windows and French doors to the rear garden.

At first floor level the landing leads to three well-proportioned, light and airy bedrooms, with the master having fitted wardrobes and an en-suite bathroom, with heated towel rail and tiled floor. The two further bedrooms enjoy a Jack and Jill shower room between them with a fitted suite and heated towel rail.

Outside the gardens are a particularly fine feature and are approached via double wrought iron gates, onto a gravel driveway which sweeps around towards the house providing ample parking and leading onto the attached double garage with loft space/hobby room above. The gardens surround the house and are mainly laid to lawn with mature borders, well stocked with plants and flowers. To one side there are a range of fruit trees and a south facing terrace offers a place to sit and relax. In addition there is a workshop and boiler room with ample space for drying.



Amenities

The village of Ampney Crucis is a pretty and friendly Cotswold village, the largest of the Ampneys and has a history dating back to Roman times.

Village amenities include The Crown of Crucis, which is a well-known and popular pub/restaurant/hotel, a village primary school rated as 'excellent' by Ofsted and a visiting mobile cinema. There are also many social and sports clubs and organisations in the village. The village also has a website and produces its own newsletter. Larger shopping and leisure facilities are available in nearby Cirencester along with a cottage hospital and many other bus and coach connections.

There is a bus service to Lechlade and Cirencester and Kemble mainline train station is just over eight miles away. Road connections are good with the M4, M5, M40/A40 easily accessible.

Directions

From our office in Cirencester take the A417 towards Fairford and continue into the village of Ampney Crucis. Turn left just before the Crown at Crucis pub. Go over the little bridge and the property can be found on your right hand side next to the Cricket Field.

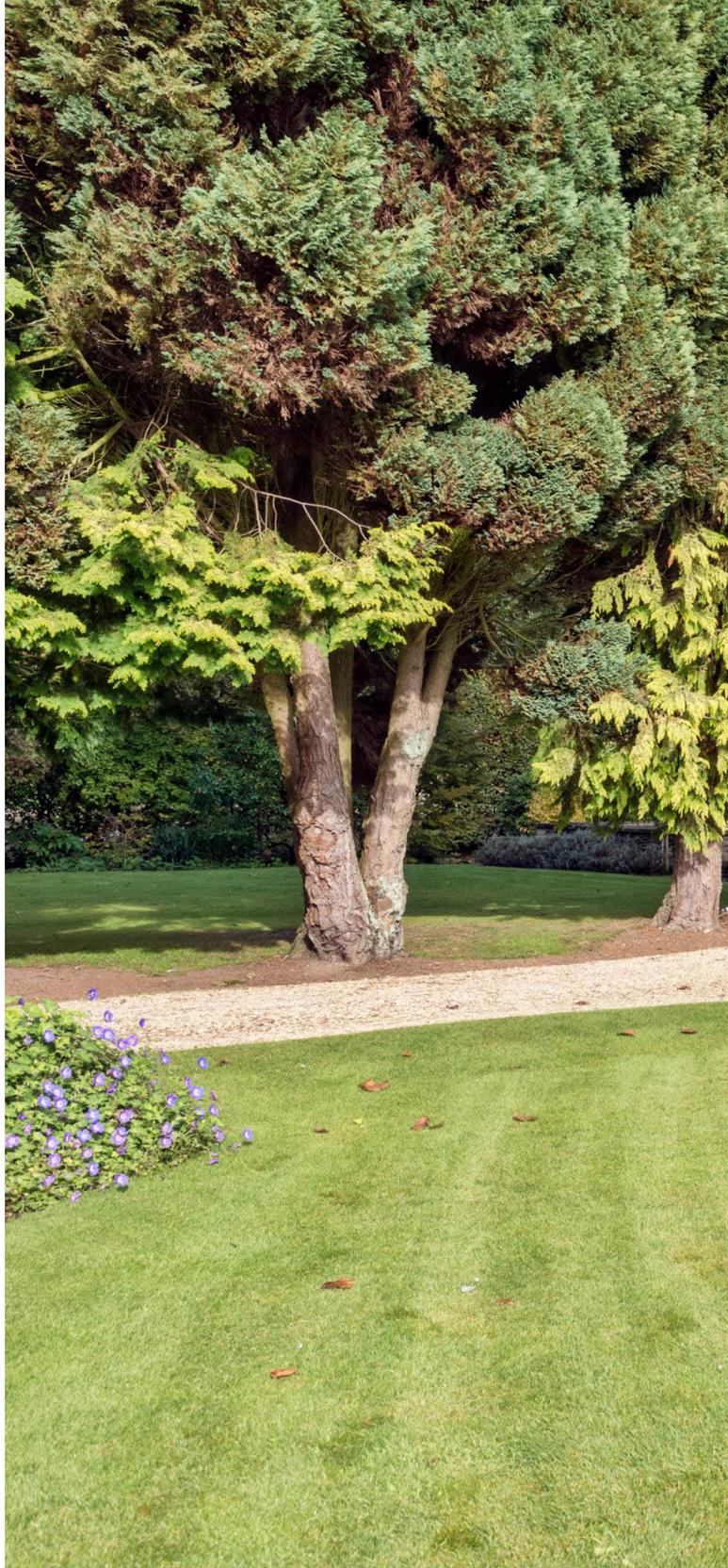
Services & Tenure

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

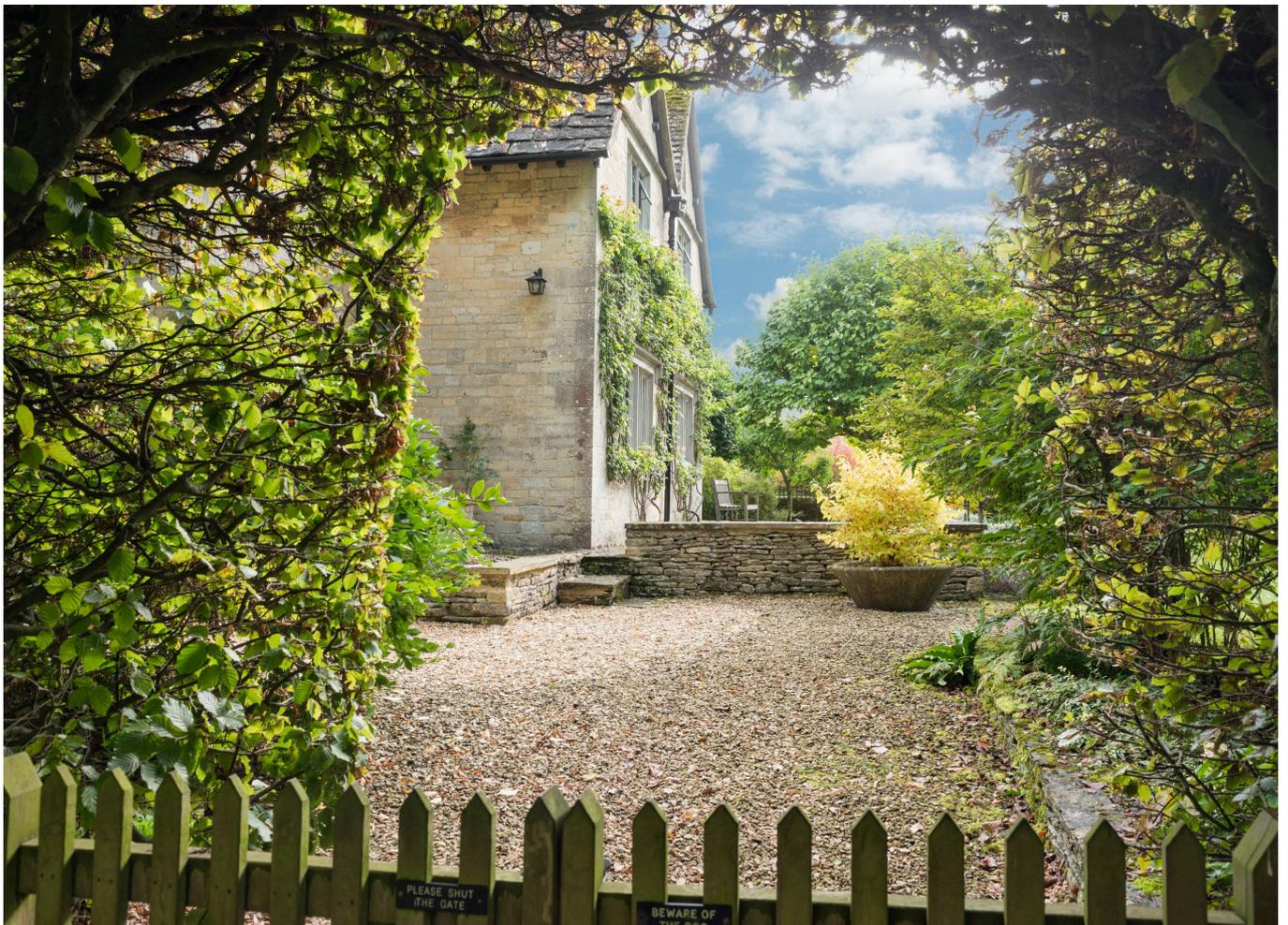
Local Authority

Cotswold District Council

Ref: CIR3949/MR/71029011

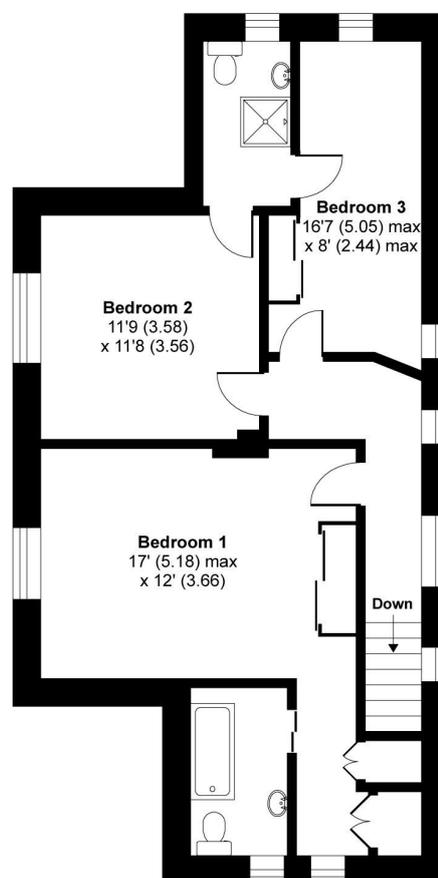
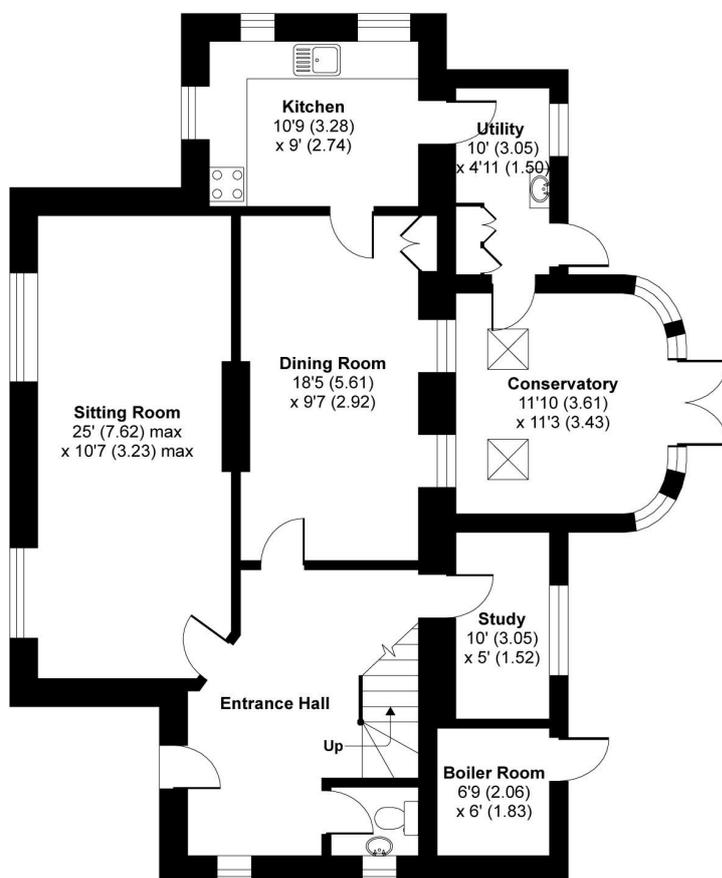
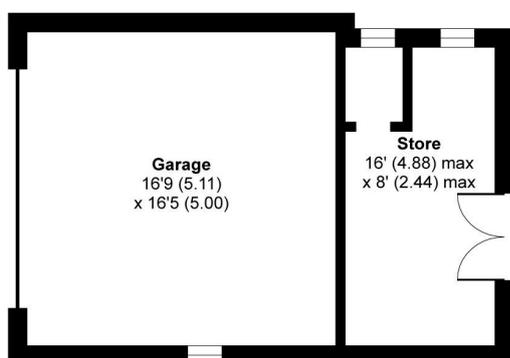






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APPROX. GROSS INTERNAL FLOOR AREA 2178 SQ FT 202.3 SQ METRES
(INCLUDES GARAGE & STORE & EXCLUDES BOILER ROOM)



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.

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