



GRANT FRASER
TOWN & COUNTRY



Hollyhock Cottage, 17 Down Ampney, Cirencester, Gloucestershire, GL7 5QW
Guide price £475,000



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****NO ONWARD CHAIN**** Nestled in the charming village of Down Ampney, Cirencester, Gloucestershire, this quintessentially English Cotswold cottage is a true gem. Boasting a Grade II listed status, this semi-detached property exudes character and history.

Upon entering, you are greeted by two cosy reception rooms, perfect for relaxing or entertaining guests. The cottage offers two snug bedrooms, providing a peaceful retreat at the end of the day. With a well-appointed bathroom, you'll find comfort and convenience in this delightful home.

Located in the heart of Down Ampney, residents can enjoy the village's amenities including a convenience shop, primary school, church, and a sports ground with a social club. The property's prime location offers a quintessential English village lifestyle with modern conveniences at your doorstep.

Whether you're looking for a charming permanent residence, an ideal Airbnb investment, or a pied-à-terre in the Cotswolds, this cottage presents a unique opportunity to own a piece of history in a picturesque setting. Don't miss out on the chance to make this enchanting property your own.

Description

Comprising entrance hallway, living room, dining room, study, kitchen, utility, rear lobby, two bedrooms, four piece bathroom. The front door leads into an entrance hallway with space for seating, jackets and shoes. A door leads into the living room with a log burner, window overlooking the front garden, an opening leads into the dining room. Doors lead off to the study, rear lobby and stairs. The rear lobby has doors to the rear courtyard (with access to the driveway) and the kitchen. The kitchen is wood fronted with exposed beams and space for modern appliances, a door leads into the utility, housing the boiler and offering space for a washing machine. On the first floor bedroom one overlooks the front garden with the village green in the backdrop, bedroom two is to the rear and a four piece bathroom is to the side.

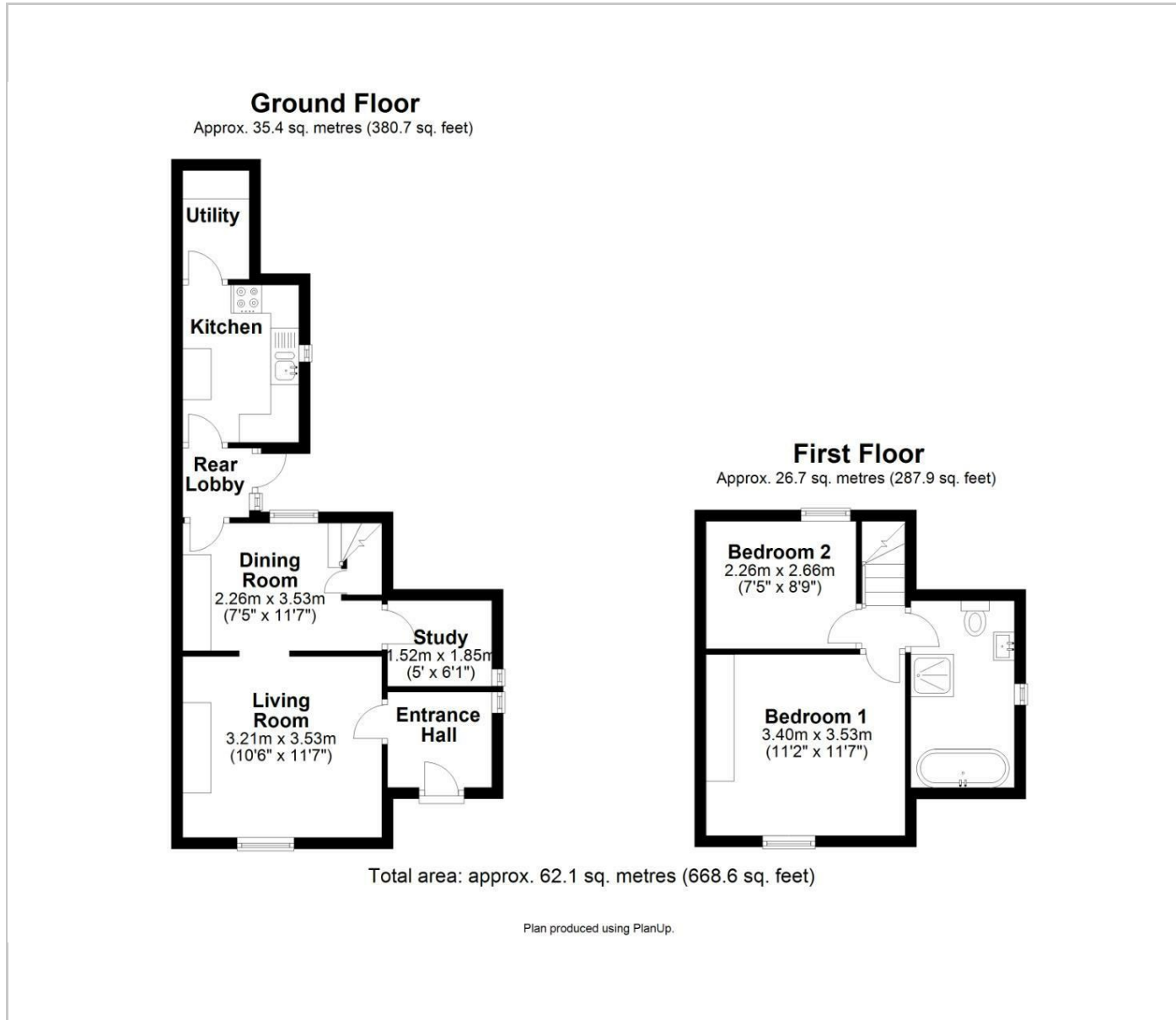
Outside there is tandem driveway parking for a couple of vehicles (depending on their size), this leads to a large shed (which if removed/made smaller could create tandem parking for larger vehicles) plus there is further street parking available to the front of the property. A gate leads off the driveway to a rear courtyard with a door into the rear lobby. A footpath leads around the side of the property with a secluded patio area continuing to the front door. A footpath leads down the front garden out to the main street.

Situation

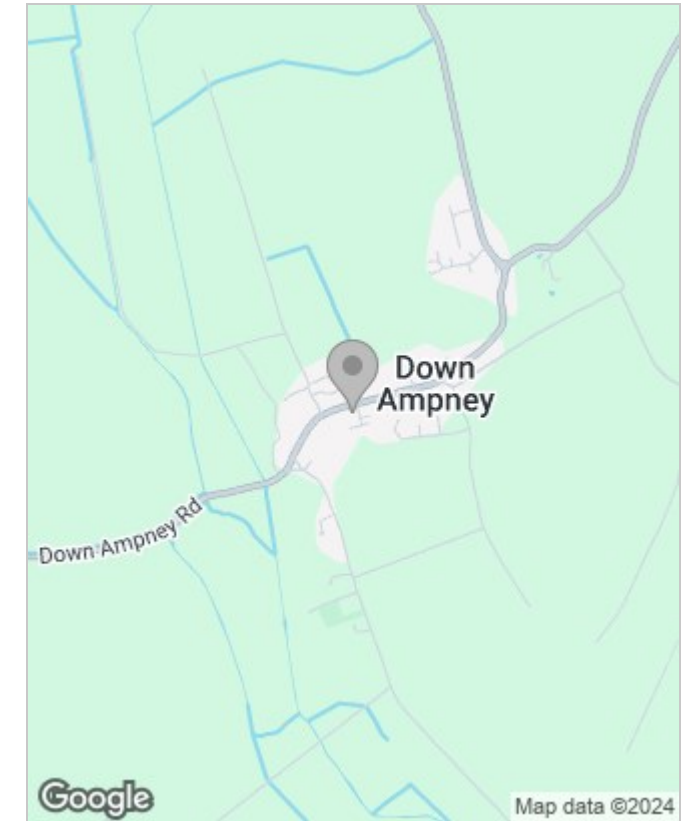
Down Ampney is a quintessentially English Cotswold village, located 7 miles from Cirencester and 4 miles from the saxon market town of Cricklade. Down Ampney benefits from its own convenience shop (situated yards from the property), primary school, church, sports and social club. There is a farm shop in nearby Whelford, 'Wayside Farm Shop', selling a variety of daily essentials. Set in the Cotswold Water Park with 180 lakes, stretching across 40 square miles, the area is surrounded by picturesque Cotswold countryside, nearby Kempford benefits from a pre-school and primary school with further education only a stone's throw away at the very well regarded Farmor's Sixth Form college in Fairford. The George pub is located in Kempford and Fairford offers a wide variety of restaurants, cafes and pubs only two miles away. The village provides good road communications via the A419 southbound to London via the M4 and northbound to Birmingham via the M5. Train links to all major destinations are also available from Swindon circa 11.5 miles away and Cirencester approximately 7 miles.



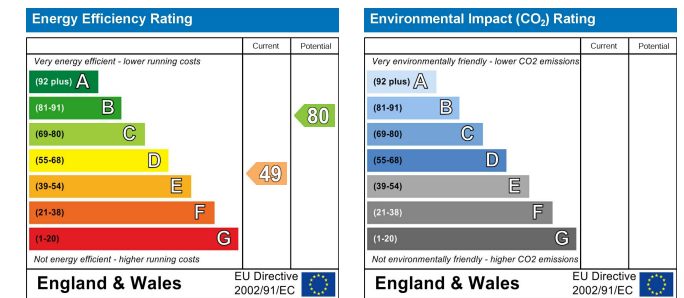
Floor Plans



Area Map



Energy Performance Graph



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