



The Vineyard

Cirencester, Gloucestershire





A four bedroom country house with a separate barn and office, set in approximately 2.79 acres.

Cirencester 3 miles, Fairford 6 miles, Kemble Station (Paddington 75 minutes) 8 miles, Cheltenham 18 miles
M4 (J15) 17 miles, M5 (J11A) 18 miles
(Distances are approximate)



Summary of accommodation

Sitting room | Dining room | Kitchen/breakfast room | Boot room | WC | Bedroom with en suite shower room
Principal bedroom with en suite bathroom and a dressing room | Two further bedrooms with en suite shower rooms

Garden and Grounds

Stables | Garage | Office

In all about 2.79 acres

Situation

Times and distances are approximate



Communications are first class in the area with nearby A417/A419 dual carriageway ways providing direct access to the M4 and M5 networks.



There are railway stations at Kemble and Swindon from which trains are scheduled to reach London Paddington in under an hour.



Other sporting opportunities are abundant, including challenging golf courses at Cirencester, Minchinhampton, and Burford. Sailing, cycling and water sports can be enjoyed at the Cotswold Water Park.



The area offers an excellent choice of state, grammar and private schools, including the C of E primary school in the village, secondary schools in Fairford and Cirencester, Hatherop Castle, Beaudesert Park, Rendcomb College and the Cheltenham schools.



Bath, Cirencester and Marlborough.



For those interested in country pursuits, the area provides fantastic riding opportunities, including hunting with the VWH and Beaufort hounds, polo at Cirencester, and National Hunt racing at Cheltenham, Newbury and Bath.



The Vineyard

The Vineyard was originally built in approximately 1990 as a small four bedroom agricultural house. The current owners undertook a meticulous redevelopment and refurbishment and have created the stunning family home it is now. Situated on the edge of the very popular village of Ampney Crucis, the house sits in a lovely, private, rural setting and has the potential to extend further, subject to planning permission. The property is elevated with south-facing views over 2.79 acres of private and well-kept gardens and grounds.

Built out of reconstituted Cotswold stone under a reconstitute stone roof, the property has been designed for county living with both formal and informal access points through the hallway and boot room. The property is approached over a long private driveway that climbs through the land and sweeps around to a gravel parking area at the rear of the house. The living accommodation, which is beautifully presented and has a lovely light and airy feel, is arranged over two floors extending to just under 2,500 sq. ft. Of note is the timber-framed extension off the kitchen. This room has stunning views over the gardens and grounds with concertina doors that open on to the south-facing patio. Upstairs are three generous double bedrooms, all with en suite shower rooms, and the principal bedroom has an excellent walk-in wardrobe. All main living rooms and bedrooms have stunning views over the gardens and grounds.

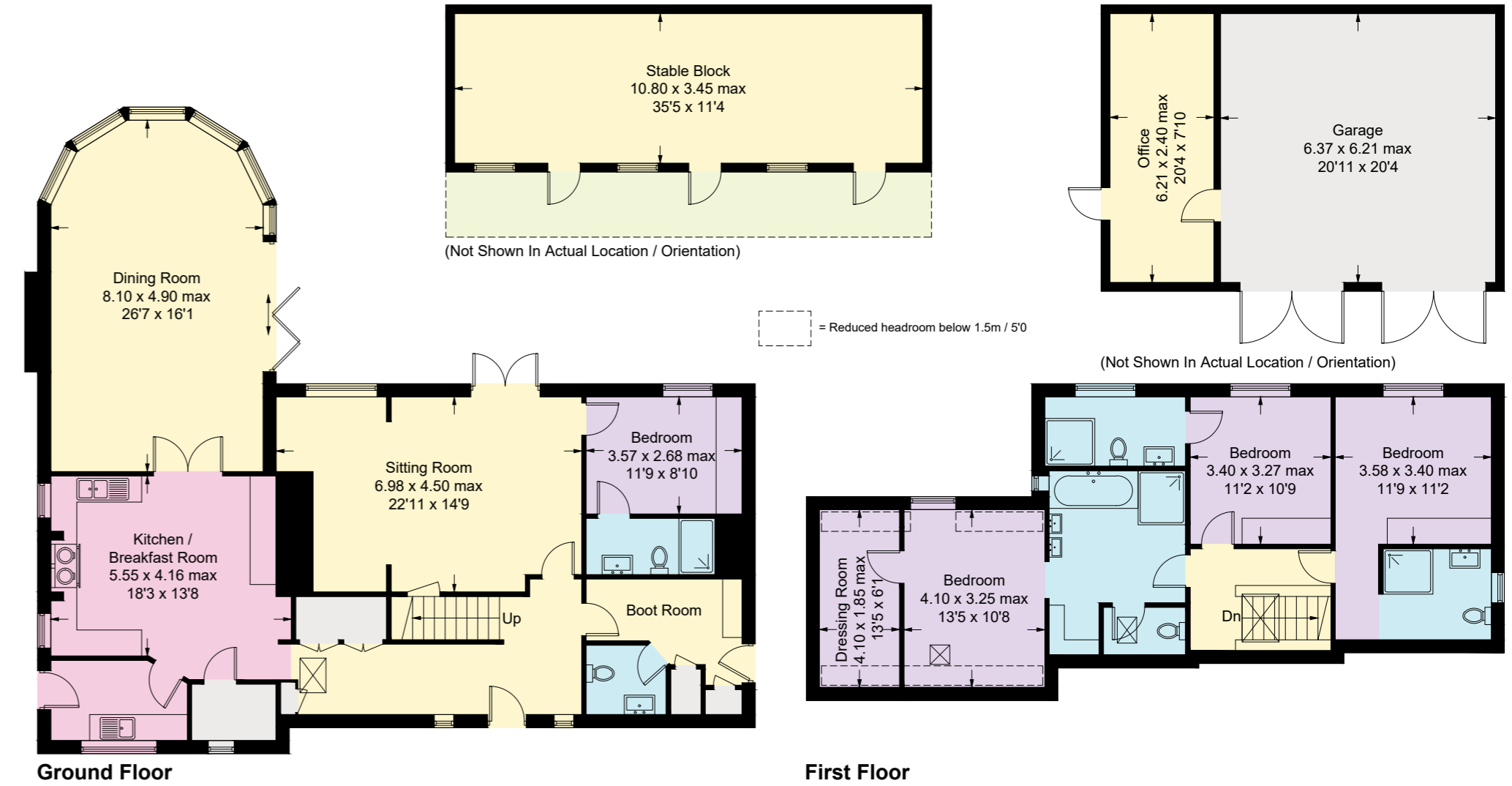








Approximate Gross Internal Floor Area
 Main House: 230.7 sq m / 2,483 sq ft
 Outbuildings: 92.4 sq m / 994 sq ft
 Total: 323.1 sq m / 3,477 sq ft



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Gardens and Grounds

Surrounding the southern and eastern sides of the house are multiple terraced areas of the principal living rooms, extending the internal space to the outside. The grounds extend to 2.79 acres and are laid predominately to lawn with wildflower borders and scattered trees. Across the driveway from the house is a large timber barn currently used for storage and an office. There is also a stable building that needs repair before use.





LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 28:03:24 Drawn By: CW Scale: 1:1250 @ A4 Plan Ref: 18586
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Property Information

Services:
Mains electricity, and water. Private drainage. Oil-fired central heating.

Tenure:
Freehold.

Local Authority:
Cotswold District Council

Council Tax:
Band F

EPC:
D

Postcode:
GL7 5RU

Guide Price
£1,395,000

Viewings:
All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: May 2024. Photographs dated: April 2024. Capture Property 01225 667287.

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