



welcome to

Annerley Down Ampney, Down Ampney Cirencester

A stunning four-bedroom detached home in the picturesque Cotswold village of Down Ampney. Set on a large plot of approximately 1/3 acre. It boasts a bright entrance hall, stylish kitchen, spacious living areas, three bathrooms, a garden office, and a workshop, this is a property that must be viewed!



Entrance Hall

18' 4" x 8' 11" (5.59m x 2.72m)

Front aspect door, side aspect full length window.
Tiled floor. Stairway to the first floor.

Lounge

27' 5" x 13' (8.36m x 3.96m)

Front aspect patio doors to the south facing sun terrace, front aspect windows, side aspect window, radiator and a feature fireplace with log burner.

Sun Terrace

Patio area with pergola, steps leading down to the driveway.

Kitchen/Family/Dining Room

32' 8" x 23' 11" (9.96m x 7.29m)

Kitchen Area

Beautifully fitted kitchen offering a range of eye and base level units, Silestone Quartz work surfaces, double-sink, fitted dishwasher, fridge, freezer, wine cooler, electric eye level oven and microwave, plate warmer, large central island with breakfast bar, induction hob and concealed extractor. Understairs cupboard, side aspect window, under floor heating and open plan to the family area and dining room.

Family Area

Side aspect patio doors to side garden, side aspect windows, skylights, under floor heating.

Dining Area

Rear aspect with bi-folding doors to the rear patio and garden, side aspect window, under floor heating and door leading to utility room.

Utility Room

11' x 7' 1" (3.35m x 2.16m)

A spacious room with a range of eye level and base level units, work surfaces, butler sink, plumbing for a washing machine, door to the cloakroom, door to the boiler room, rear aspect door to rear patio and garden.

Landing

18' 6" x 2' 1" (5.64m x 0.64m)

Overlooking the hallway, skylight, loft access and radiator.

Master Bedroom

17' 1" x 15' 6" (5.21m x 4.72m)

Side and rear aspect windows, radiator, large walk-in wardrobe area with skylight and door to ensuite.

Dressing Area

8' 9" max x 9' 6" (2.67m max x 2.90m)

Range of storage cupboards with sliding doors and built-in lighting. Sky Light.

En-Suite

12' Max x 11' (3.66m Max x 3.35m)

Beautifully fitted suite offering a bath, low level wc, his and hers hand wash basins with vanity units, walk in shower, illuminated heated mirrors, part tiled walls, tiled floor, rear aspect windows, underfloor heating and heated towel rail.

Bedroom Two

14' 1" x 13' (4.29m x 3.96m)

Front and side aspect window, radiator and door leading to en-suite.

En-Suite

7' 4" x 4' 7" (2.24m x 1.40m)

Fitted suite comprising shower cubicle, low level WC, hand wash basin with vanity unit, electric heater, extractor fan, part tiled walls.

Bedroom Three

14' x 13' 5" (4.27m x 4.09m)

Front and rear aspect windows and radiator.

Bedroom Four

9' 8" x 8' 4" (2.95m x 2.54m)

Side aspect window and radiator.

Family Bathroom

9' 7" x 6' 8" (2.92m x 2.03m)

Fitted suite offering a panel enclosed bath with shower over, low level WC, hand wash basin with illuminated heated mirror and vanity unit, part tiled walls, heated towel rail and side aspect window.

Side Garden

Secluded area with patio, matured borders with double gates leading to the front garden and driveway.

Rear Garden

Enclosed by close board fencing, large patio with pergola, laid to lawn, with mature borders, path leading to workshop and garden office.

Workshop

12' 10" x 12' 11" (3.91m x 3.94m)

Side aspect and front aspect windows, electric power and lighting.

Garden Office

11' 6" x 7' 7" (3.51m x 2.31m)

Rear, side and front aspect windows with patio doors leading into the rear garden, lighting, power and WIFI all incorporated with-in the office space.

Spacious Gated Driveway

Secured ample parking for multiple vehicles with the addition of an EV charging point.

Location

Down Ampney is a picturesque village, with a vibrant community, which benefits from a primary school, a village shop, post office, village hall, tennis courts, children's playground and a community garden. It is ideally located, just over 5 miles to the market town of Cirencester, with other towns and cities, including, Cheltenham, Gloucester and Oxford within a 25-mile radius. It also has good transport links, with road access to the M4 and M5. Mainline train services to Paddington from Kemble and Swindon. Easy access to Heathrow, Birmingham and Bristol airports.



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welcome to

Annerley Down Ampney, Down Ampney Cirencester

- Stunningly Presented Detached Family Home
- Spacious Light Entrance Hall
- Stunning Open Plan Kitchen/Family/Dining Area
- Good Sized Lounge
- Three Bathrooms and Cloakroom

Tenure: Freehold EPC Rating: C

£995,999



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HWT105972 - 0010

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