



Suffolk Place, Down Ampney Cirencester GL7 5QZ

welcome to

Suffolk Place, Down Ampney Cirencester

A generously sized five-bedroom Cotswold stone detached home in the sought-after village of Down Ampney near Cirencester. Features include three receptions, kitchen/breakfast room, utility, en suite to master, mature rear garden with field views, integral double garage, and no onward chain.



Entrance Hall

Front aspect door and window, radiator, stairs to the first floor and understairs cupboard.

Cloakroom

Fitted suite offering a low level wc, hand wash basin, radiator, ceramic floor tiles, part tiled walls and front aspect window.

Lounge

20' 8" x 14' 7" (6.30m x 4.45m)

Front and rear aspect window, radiators and fireplace with open fire.

Dining Room

11' 3" x 9' 9" (3.43m x 2.97m)

Rear aspect window and radiator.

Kitchen/Breakfast Room

13' 3" x 10' 4" (4.04m x 3.15m)

Fitted kitchen comprising of eye and low level units, work surfaces, one and half bowl sink, electric under the counter oven, gas hob and extractor fan, breakfast island, tiled splash backs, radiator, rear aspect window and door to the utility room.

Utility Room

13' 2" x 9' 4" (4.01m x 2.84m)

Range of eye and low level units, work surfaces, single bowl sink and drainer, plumbing for washing machine, plumbing for dish washer, further appliance space, tiled splash backs, side aspect window, rear aspect door to the garden, radiator, wall mounted boiler and door into the garage.

First Floor Landing

Front aspect window, radiator, airing cupboard, loft access. perfect space in front of the window for office.

Master Bedroom

18' 2" x 9' 3" (5.54m x 2.82m)

Rear aspect window and french doors to Juliet balcony, radiator, built in wardrobe and door to the ensuite.

Ensuite

Fitted suite comprising of panel enclosed bath, low level wc, hand wash basin with vanity unit, beday, radiator, part tiled walls and front aspect window.

Bedroom Two

14' x 10' 6" (4.27m x 3.20m)

Front aspect window, radiator and built in wardrobes.

Bedroom Three

13' 9" x 9' 9" (4.19m x 2.97m)

Rear aspect window, radiator, hand wash basin and built in wardrobes.

Bedroom Four

10' 4" x 10' 4" (3.15m x 3.15m)

Rear aspect window and radiator.

Bedroom Five

10' x 11' 5" (3.05m x 3.48m)

Front aspect skylight and radiator.

Bathroom

Fitted suite comprising of panel enclosed bath with shower over, low level wc, hand wash basin, beday, towel radiator and radiator, part tiled walls and rear aspect window.

Rear Garden

Enclosed garden with patio, laid lawn, mature tress and shrub borders, greenhouse, side access both sides and views over the fields to the rear.

Front Garden

Enclosed with gates, laid to lawn, shingled driveway and mature hedges.

Double Garage

Up and over doors, light and power, side aspect window and door into the utility room.

Driveway

Large driveway up to the house for several cars.



view this property online allenandharris.co.uk/Property/HWT106273



welcome to

Suffolk Place, Down Ampney Cirencester

- Generous Sized Family Home
- Five Bedrooms
- No Onward Chain
- Two Bathrooms and Cloakroom
- Two Reception Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: G



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£925,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT106273



Property Ref:
HWT106273 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



allenandharris.co.uk