



Broadview, Linden Lea, Down Ampney, Gloucestershire, GL7 5PF
Asking Price £975,000

Cain & Fuller

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A unique opportunity to acquire a stunning detached modern home located in an established position on the edge of the popular village of Down Ampney. The village offers a good selection of local amenities including vibrant village shop, modern flexible village hall, well supported tennis club and selection of sporting clubs and associations. Down Ampney is well positioned for the business commuter with good access to the motorway network in the south west and a nearby mainline commuter rail link in Swindon to London Paddington a daily commuter service. The present vendors have enjoyed this property for many years as their family home and as such updated and improved the accommodation. Of special mention is the amazing Orangery which was added approx. 12 years ago it links most of the ground floor living space and has created a stunning additional living room useable all year around with the benefit of underfloor heating and a large scale ceiling lantern providing an amazing amount of light all year around. The living space is well proportioned and finished to a high standard throughout with a selection of contemporary features which you expect from a modern family house. Externally the property benefits from a secluded and private aspect, the main lawned gardens at the rear boast a westerly facing private aspect and back onto open farmland with an amazing westerly facing open view. There is always a lack of high quality homes in this area we urge early viewing through Cain and Fuller in Cirencester to appreciate this property.

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Down Ampney

Down Ampney is a popular village surrounded by open countryside boasting a village shop, post office, children's play area, and a church as well as its own popular tennis club.

The village has its own thriving C of E Primary School, rated as good by Ofsted, and there are a number of other private and state schools within the local area with Farmer's school in fairford a popular and sought after secondary school.

The market towns of Fairford, Cricklade, and Cirencester, are close by with Cirencester renowned as the Capital of the Cotswolds. Within a short drive there is a range of supermarkets as well as a number of smaller shops and other services. The larger towns of Swindon, Cheltenham and Oxford are all within easy driving distance.

The area offers excellent sporting facilities and the nearby town of Fairford has its own sports and leisure centre, as well as many active sports clubs including football, tennis, rugby and cricket. There are a number of golf courses in the local area, polo at nearby Cirencester Park and superb horseracing at Cheltenham, Newbury and Bath.

Fairford

Fairford is a nearby Market town which has an active local community and benefits from a range of shops in the centre of the town where there is ample free parking. There is also a regular market every Wednesday. St Mary's Church is beautiful dating back to 1497 and boasts that its stained glass windows are 'the only complete set of late medieval glass in a parish church in the country'. There is good state schooling available for children of all ages, from reception to completing A levels. There are also independent schools in surrounding areas. Leisure facilities are wide ranging and include a sports centre, children's playground, library, youth and community centre, a cottage hospital and many local clubs and organisations

Description

Broadview, Down Ampney offers purchasers a unique

opportunity to acquire an extended and enhanced five bedroom family home located in an enviable position with far reaching open views to the rear combined with a sunny south westerly facing orientation. In the recent past the current vendors have updated and extended the accommodation to the ground floor there is a selection of well proportioned living areas including a stunning Orangery added approx. 12 years ago and giving the ability to link the main reception space and offer direct access onto the secluded and sunny gardens. The kitchen/breakfast room has been refitted with a modern range of extensive storage and includes a full complement of integral appliances with fitted family range cooker fitted into superb Granite work surfaces with a useful breakfast bar to side ideal for the growing family. The first floor benefits from five family sized bedrooms most with built-in storage with two boasting en suite facilities. The bath and shower rooms have also been upgraded to a high contemporary standard by the vendors in recent years. Many windows to the first floor also benefit from far reaching views to the rear over open farmland. The house is warmed throughout by a full gas fired central heating system with the Orangery boasting underfloor heating. Double glazed windows throughout make this a well presented and low maintenance family home.

Outside

To the front of the property there is a well presented grassed lawn with pathway to entrance door, parking in front of the detached double garage. An outstanding feature of the house is the rear and side garden which benefits from a fantastic south westerly facing aspect with far reaching open views over farmland, the present vendors have taken full advantage of this with a selection of decked and paved seating/entertaining areas. The main garden is laid to a well tended low maintenance lawn and is fully enclosed creating a safe and secure environment for small animals or young children.

Double Garage

The house benefits from a detached double garage giving excellent storage with eaves storage space and doors to

front aspect, power and light , personal door leading to the garden.

Council Tax

Band G

Viewing

Through Cain & Fuller in Cirencester

EPC

To follow

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

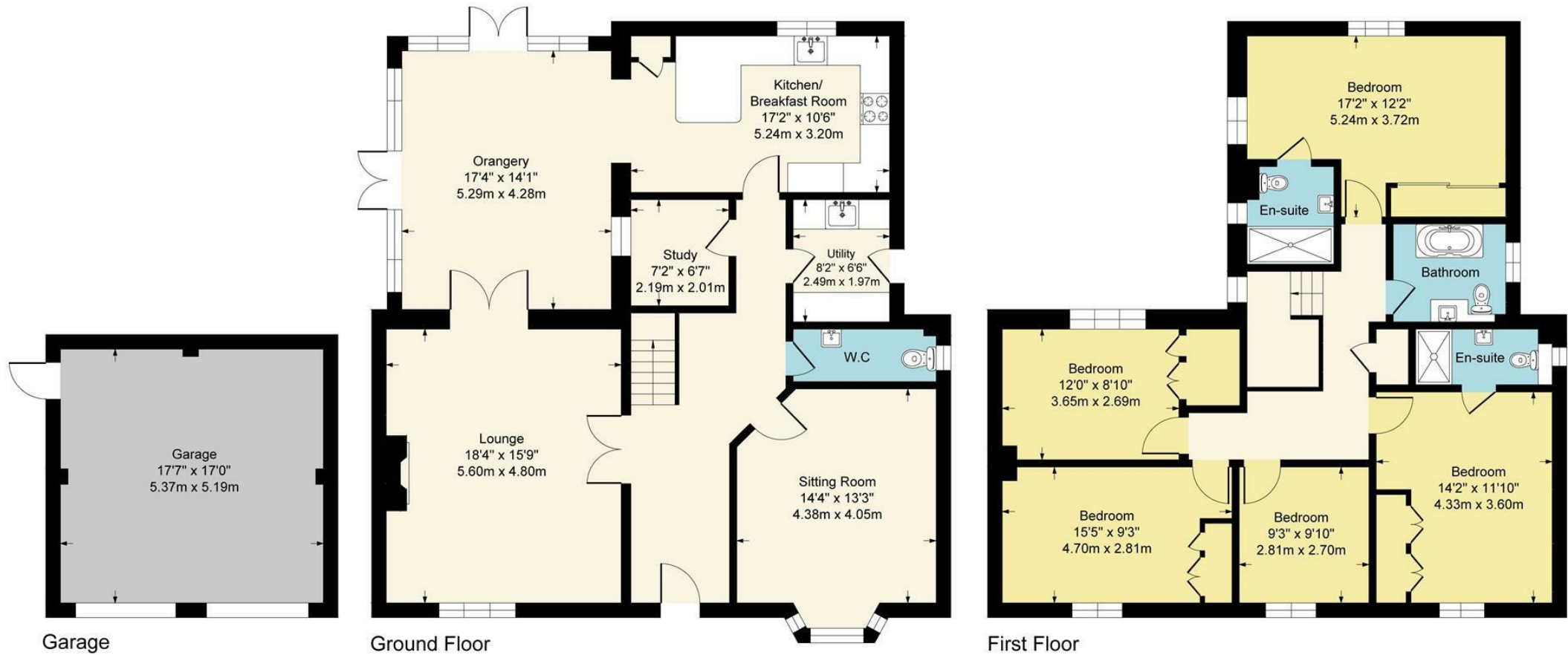
Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

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Approximate Gross Internal Area
2615 sq ft - 243 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.