



WATERTON STABLES

AMPNEY CRUCIS, GLOUCESTERSHIRE



Waterton Stables

Ampney Crucis, Gloucestershire

An exemplary six bedroom house with a cottage and exceptional gardens and grounds, set on the edge of this popular Cotswold Village.

MAIN HOUSE

Ground Floor: Kitchen • Orangery • Drawing Room • Sitting Room • Study

First Floor: Main Bedroom with Bath and Shower Room • Two Further Bedrooms • Bathroom • Cloakroom

ANNEXE – CURRENTLY FORMING PART OF THE MAIN HOUSE

Gound Floor: Entrance Hall • Kitchen • Dining Room • Snug • Shower Room

First Floor: Additional Three Bedrooms • Bath and Shower Room

COTTAGE

Ground Floor: Porch • Kitchen / Sitting Room

First Floor: Bedroom • Shower Room

OUTBUILDINGS

Utility Room • Workshop • Store • Four Stables • Garage • Additional Store • Pool Barn with Two Adjoining Stores

GARDENS & GROUNDS

Tennis Court • Swimming Pool • Terrace • Landscaped Gardens • Driveway • Ample Parking • Paddocks.

All in About 9.127 Acres

Cirencester 3.7 miles, Burford 16 miles, Cheltenham 19 miles, Oxford 34 miles

Kemble Station 9 miles (London Paddington from 69 minutes), M4 (J 15) 18 miles, M5 (J 11a) 19 miles

(All distances and times are approximate)

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DESCRIPTION

Situated on the edge of the sought-after village of Ampney Crucis, this beautifully presented property has been enjoyed by the current owners since 2007 and offers a unique blend of elegance, comfort, and versatility. Offering generous accommodation extending to over 5,000 sq ft, the property is well balanced and affords period charm and character with exposed stone and full length glass allowing plenty of light.

The main house features a welcoming ground floor with a spacious kitchen opening to an orangery filled with natural light from the ceiling lantern and bi-folding doors overlooking the raised terrace and tennis court. There is a generous drawing room with an open fire, a sitting room, and a study.

On the first floor, the accommodation includes a luxurious main bedroom with ample built in storage and a bath and shower room. There are two further bedrooms, an additional bathroom, and a cloakroom.





ANNEXE

This is part of the main house, but can be easily locked off to form separate extended family accommodation. It has its own entrance hall, kitchen, dining room, snug, and shower room on the ground floor, alongside three well-proportioned bedrooms on the first floor.

COTTAGE

Attached to the main house is a charming cottage offering additional living space or the ability to generate an income through Airbnb. The accommodation comprises a porch, kitchen/sitting room, a comfortable bedroom, and a shower room.





OUTSIDE

Waterton Stables is approached along a gravel driveway and through stone pillars into a walled courtyard providing ample parking. There are extensive outbuildings including a utility room, workshop, multiple stores, a garage, a pool barn with adjoining stores, and four stables, providing a range of practical and recreational options.

The beautifully landscaped gardens feature a patio terrace, a swimming pool, and a tennis court, all surrounded by picturesque grounds and paddocks.



Cottage

SITUATION & AMENITIES

Ampney Crucis is a pretty Cotswold village close to Cirencester with a history dating back to Roman times. Amenities within the village include the Church of the Holy Rood, the recently refurbished Crown at Ampney Brook Hotel, and a village primary school.

The Roman town of Cirencester (3.7 miles) provides an excellent choice of everyday amenities including sport and leisure facilities. Shopping in Cirencester is highly regarded and the town benefits from historic weekly markets. On the outskirts of the town are two large supermarkets as well as a hospital.

Cheltenham Spa (19 miles) provides an extensive range of shopping and recreational facilities. It also plays host to a number of annual festivals in the town including literature, classical and jazz music, science, cricket, and Cheltenham Festival.

Road communications via the A419/A417 dual carriageway (3 miles) with good access to Junction 15 (M4) at Swindon (18 miles) and Junction 11a (M5) at Gloucester (19 miles). The main regional centres include Cheltenham, Bristol, Swindon, Gloucester and Oxford, all of which are within daily commuting distance. Heathrow, Bristol, Southampton and Birmingham airports are all between 65 and 85 minutes' drive.

A wide selection of state and private schools nearby includes Ampney Crucis Primary School, Kingshill, Deer Park, Rendcomb College, Dean Close, Beaudesert Park, Pinewood, and Hatherop Castle.

SERVICES

Mains electricity and water. Shared private drainage to a septic tank. Oil fired central heating. Underfloor heating in the kitchen, conservatory and snug. Gigaclear super-fast broadband.

No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and plant pots, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.





The neighbouring property The Garden House has a right of way over the driveway that leads from the road to the properties and contributes 50% of the maintenance cost.

TENURE

For sale freehold with vacant possession.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX: Band F

VIEWINGS

Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sam@butlersherborn.co.uk

DIRECTIONS (Postcode GL7 5RX)

From Cirencester take the A417 towards the village of Ampney Crucis. At the crossroads adjacent to The Crown at Ampney Brook turn right onto Waterton Lane. After approximately half a mile take the first drive on the right. Continue straight and the entrance to Waterton Stables will be found on the right-hand side.

what3words: ///match.juggle.sheds

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Approximate Floor Area = 464.8 sq m / 5003 sq ft
 Outbuildings = 108 sq m / 1162 sq ft
 Total = 572.8 sq m / 6168 sq ft

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 53 | 66 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82980





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