

# LITTLE COURT

AMPNEY CRUCIS, GLOUCESTERSHIRE





Cirencester miles 3 miles, Burford 15 miles,  
Cheltenham 18 miles, Kemble Station 8 miles  
(London Paddington from 69 minutes)  
(All distances and times are approximate)

**A wonderful village house set within  
glorious gardens, with stables and  
a paddock, located on the edge of a  
desirable Cotswold village**

**Ground Floor:** Porch • Entrance Hall  
Kitchen/Breakfast Room • Dining Room  
Sitting Room • Utility Room • Cloakroom

**First Floor:** Main Bedroom • Three Further Double  
Bedrooms • Single Bedroom/Study  
Bath and Shower Room • Shower Room

**Outside:** Generous Gardens • Stables • Tack Room  
Feed Room • Potting Shed • Large Garage • Paddock  
Gravel Driveway • Ample Parking • In About 1.22 Acres.

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## DESCRIPTION

Nestled between the sought-after villages of Ampney Crucis and Ampney St Mary, this delightful 1930's detached home enjoys a charming edge-of-village setting while remaining conveniently close to Cirencester. Approached via a gravel driveway with ample parking, the property offers a wonderful blend of character, space, and rural charm.

A welcoming entrance hall and porch leads to a bright and spacious sitting room with a woodburning stove. The dining room is to the other side of the entrance hall and is flooded with natural light from large windows. At the rear, the kitchen enjoys views over the garden and offers exciting potential for extension and remodelling (subject to consents), with an adjoining utility room providing additional practicality. Upstairs, the property boasts four well-proportioned double bedrooms, a further single bedroom/study, a family bath and shower room, and a separate shower room.

Outside, the gardens are a true highlight, with a charming front lawn planted with mature trees and hedging. The generous rear garden features a terrace and pergola—perfect for outdoor entertaining—and overlooks the flat paddock with gated access onto the village lane. Equestrian enthusiasts will appreciate the three stables, along with a tack and feed room, while the garage provides further storage or workshop space.

With its idyllic setting, equestrian facilities, and scope to enhance, this wonderful home presents a rare opportunity to embrace Cotswold country living within easy reach of Cirencester's amenities.





## SITUATION & AMENITIES

Ampney Crucis is a picturesque village located near the historic market town of Cirencester, often referred to as the "Capital of the Cotswolds." This charming village offers a peaceful rural lifestyle with a popular primary school, church, a village hall and The Crown at Ampney Brook pub/hotel. The Red Lion pub in Ampney St Mary is open for drinks a couple of evenings a week.

The nearby market town of Cirencester is just a short drive away, providing a variety of boutique shops, supermarkets, cafes, and restaurants, along with excellent schools and healthcare facilities.

Ampney Crucis is surrounded by beautiful Cotswold countryside, with plenty of walking and cycling routes, and easy access to the Cotswold Water Park for those who enjoy outdoor activities. The village offers a peaceful retreat with the convenience of nearby amenities in Cirencester and great transport links to Swindon, Cheltenham, and London.





## SERVICES

Mains water and electricity. Oil central heating. Private drainage to a septic tank. Gigaclear pod at entrance to driveway. 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 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.

## LOCAL AUTHORITY

Cotswold District Council

**COUNCIL TAX:** Band G

## VIEWINGS

Viewings strictly by appointment only. Please telephone Sophie Lane at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)





## DIRECTIONS (GL7 5SG)

(GL7 5SG) From Cirencester take the A417 eastbound signposted Fairford and Lechlade. Upon reaching the split in the road, opposite the church, turn left. Little Court is the first driveway on the left hand side.

what3words: ///asked.tenure.verge

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Little Court, Ampney Crucis GL7 5SG  
Gross Internal Area (Approx.)  
Main House = 196 sq m / 2,109 sq ft  
Garage = 29 sq m / 312 sq ft  
Outbuildings = 59 sq m / 635 sq ft  
Total Area = 284 sq m / 3,056 sq ft



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