







## Old Well Barn, Ampney St Mary, Cirencester, Gloucestershire.

### Directions

Please use the postcode GL7 5SP or call the office at any time for detailed directions from your location.

### Summary

This charming barn conversion has been much improved throughout by the current owners and combines the well presented practicality of refurbishment, with the character and charm that only a property of this nature can offer. The accommodation includes three bedrooms, four reception rooms, and beautifully landscaped gardens to the front and rear. It enjoys the rural tranquillity of a small Cotswold village, whilst remaining convenient for nearby larger towns with the road and rail network beyond.

### Step inside

The useful porch leads into a welcoming dining hall which has doors out to the gardens, stairs leading to the first floor and plenty of space for a dining area. To the left is the exceptionally large, dual aspect living room, with recently installed oak floor, and a wood burner. The kitchen/breakfast room has been fitted with a range of storage cupboards and appliance space, as well room for a dining table. A utility provides useful further storage and appliance space and a garden room provides further reception space and a great place to enjoy the private front garden from within the home. The ground floor is completed by a cloakroom fitted with wc, and wash hand basin.

The first floor landing has some useful storage and access to the three bedrooms. The larger two double rooms benefit from built in storage, whilst the master bedroom also has an ensuite fitted with a suite comprising bath with shower over, wc, and wash hand basin.

### Step outside

The property sits on a generous plot with well establish gardens to the front and rear. There is driveway parking which leads to the garage, whilst an external staircase leads to an unconverted room above which would be suitable for a variety of uses, subject to

obtaining the necessary permissions. It extends over the neighbouring passageway with a flying freehold.

The front garden has an old well (hence the name!), with attractive borders and steps leading to a paved area and a path to the front door.

The rear garden with gated access, has been beautifully landscaped to create a large cottage style garden with an area of lawn, patio, and decking interspersed with mature borders, shrubs and trees.

### Location

The property is situated in the quiet hamlet of Ampney St Mary which is really just a cluster of mostly period houses surrounded by Cotswold countryside and truly offering rural tranquillity sought by so many. The neighbouring villages of Ampney Crucis and Poulton are both less than a mile and a half away and between them have a community shop, primary school, cricket club, and two well renowned village pubs which have enviable reputations.

It is situated just a few miles from Cirencester which is a bustling market town offering its residents a range of shopping and recreation, as well as easy access to the nearby road and rail network.

### VIEWING

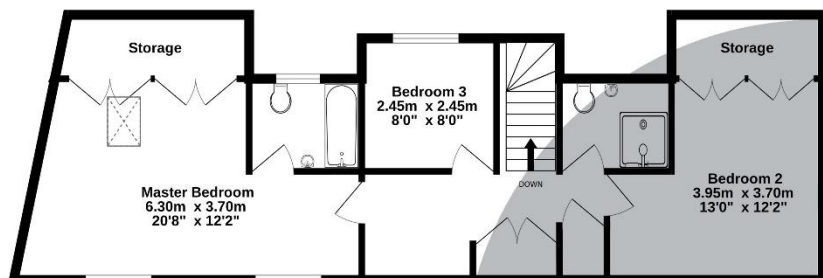
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### AGENTS NOTE

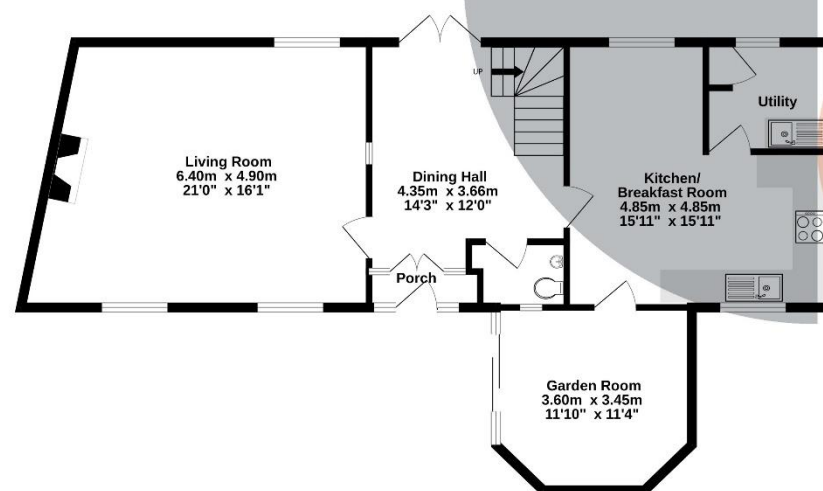
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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