

# Trinity Cottage

## Ampney Crucis, Gloucestershire



# TO LET

A charming Grade II Listed, extended cottage, located in the heart of the popular village of Ampney Crucis

## Accommodation

Atrium Entrance • Sitting Room • Kitchen/Breakfast Room • Utility Room • Shower Room  
Master Bedroom Suite with Bath/Shower Room & Walk-in Wardrobe • 3 further Bedrooms  
Study/Nursery • Family Bathroom  
Lawned Garden • Patio • Garden Shed • Private Parking for several cars

## Description

Trinity Cottage is a beautifully presented home in the heart of this highly sought after Cotswold village.

The property has been extended and re-furbished in recent years, to incorporate an additional living space, ideal as a bedroom or office with kitchen/utility room and shower room – ideal as an annexe or guest accommodation. The annexe has been linked to the main house via a glazed atrium, with access to the garden.

Presented to an extremely high standard throughout, Trinity Cottage sympathetically retains many original features, mixing the traditional Cotswold property with contemporary fixtures and fittings.



## Situation & Amenities

Cirencester 3 miles • Burford 15 miles • Cheltenham 18 miles  
Kemble Station 8 miles (London Paddington)  
(all distances approximate)



### Primary Schools

There is a popular primary school next to Trinity Cottage. Down Ampney CofE School (6 miles) and Fairford Primary (7 miles).

### State Schools

Cirencester Deer Park School and Kingshill School, Cirencester.

### Private schools

Pinewood School, Shrivenham (age 3-13), Hatherop Castle (age 3-13), and Rendcomb College (8 miles).



### Shopping

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. Cheltenham and Oxford provide further extensive shopping.



### Pubs/Eateries & Private Member Clubs

The Crown at Ampney Brook pub/hotel (walking distance). Cirencester benefits from a selection of restaurants, public houses and coffee houses.



### Train Stations (London to Paddington)

Direct trains run from Kemble Station and Swindon to London Paddington.



### Sport & Leisure Facilities

Theatres and Cinemas at Cheltenham and Oxford. Racing at Cheltenham, Warwick and Stratford-upon-Avon. Golf at Cirencester, South Cerney, Shipton and Malmesbury. Leisure Centres in Cirencester and Cricklade.

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.



## Fixtures and Fittings

Available to let **Unfurnished**. Electric range cooker. Integral fridge freezer, dishwasher and microwave. Water softener. **Utility Room:** Fitted with an integral fridge and washer/dryer. Woodburner in the sitting room.

*(Please note any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).*

## Services

 Mains Water  Mains Electricity  Mains Drainage  Air Source Heating

 Broadband and telephone line available at the property - Gigaclear is available in the village, subject to individual packages.

## Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit. Cotswold District Council - Tel: 01285 623000. Council Tax Band E

**Viewings** Strictly by appointment - Tel: 01993 822325

## Directions GL7 5SD

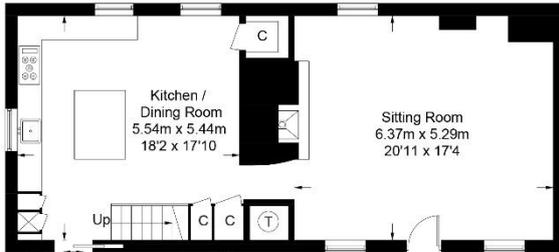
From Cirencester travel on the A417 towards Fairford for approximately 1.5 miles. Passing the public house and restaurant, The Crown at Ampney Brook, continue for a further ½ a mile and immediately after passing a row of terraced cottages on the road, turn left and then left again, into School Lane. Continue on this lane into the village, where Trinity Cottage will be found on the right hand side, before reaching the primary school.

**What3Words:** ///surely.onwards.estuaries

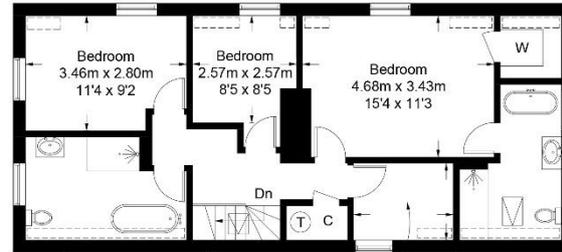




# Trinity Cottage, 30-31 School Lane, Ampney Crucis, GL7 5SD



**Ground Floor**  
103.6 sq m / 1115 sq ft



**First Floor (Excluding Void)**  
85.6 sq m / 921 sq ft

= Reduced headroom below 1.5m / 5'0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
81-91	B		85
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 189.2 sq m / 2036 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1269264)

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### Disclaimer

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