



MEADOW COTTAGE

AMPNEY ST MARY, GLOUCESTERSHIRE

Cirencester 4 miles, Lechlade 10 miles,
Burford 15 miles, Cheltenham 19 miles Kemble
Station 10 miles (London Paddington from 69
minutes) (All distances and times are approximate)

An enchanting Grade II Listed cottage with parking and garden

Ground Floor: Entrance Hall • Kitchen/Dining Room
Sitting Room with Mezzanine
Utility and Shower Room • Bedroom Three

First Floor: Main Bedroom • Bedroom Two • Bathroom

Outside: Parking • Garden with Terrace
Workshop with Garden Store



Butler 
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DESCRIPTION

Thought to date from 1765, Meadow Cottage is a detached cottage with enormous charm and character, which is beautifully presented throughout. Located in the desirable village of Ampney St Mary, Meadow Cottage is positioned at the end of a no-through lane and sits in a private location. A stable door opens into the entrance hall which leads to the sitting room with an open fireplace and a door out to the garden. In the corner of the sitting room a modern spiral staircase goes up to the mezzanine level, a great space as an office. The kitchen has an island and breakfast bar with space for a table to comfortably seat 4. The third bedroom has built in wardrobes and is served by a shower room. Upstairs, the main bedroom also has built in wardrobes and is dual aspect with windows overlooking the garden. There is a further double bedroom and bathroom.

Outside the house is set behind a wooden gate with gravel parking leading to a spacious garden with stone terrace adjacent to the house. There is a shed/ workshop and separate store.

SITUATION & AMENITIES

Ampney St Mary is a picturesque village offering a peaceful rural lifestyle while being conveniently close to a range of amenities. The nearby town of Cirencester is just a short drive away, providing a variety of shops, supermarkets, cafes, and restaurants, along with excellent schools and healthcare facilities. The Red Lion pub in Ampney St Mary is open for drinks and in neighbouring Ampney Crucis, is The Crown at Ampney Brook.

Ampney St Mary 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.



SERVICES

Mains water and electricity. Oil fired central heating and mains drainage. Underfloor heating in the kitchen, hall and utility. Gigaclear. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band F

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.

VIEWINGS

Viewings strictly by appointment only. Please telephone Butler Sherborn, Cirencester Office - T: 01285 883740 | E: cirencester@butlersherborn.co.uk

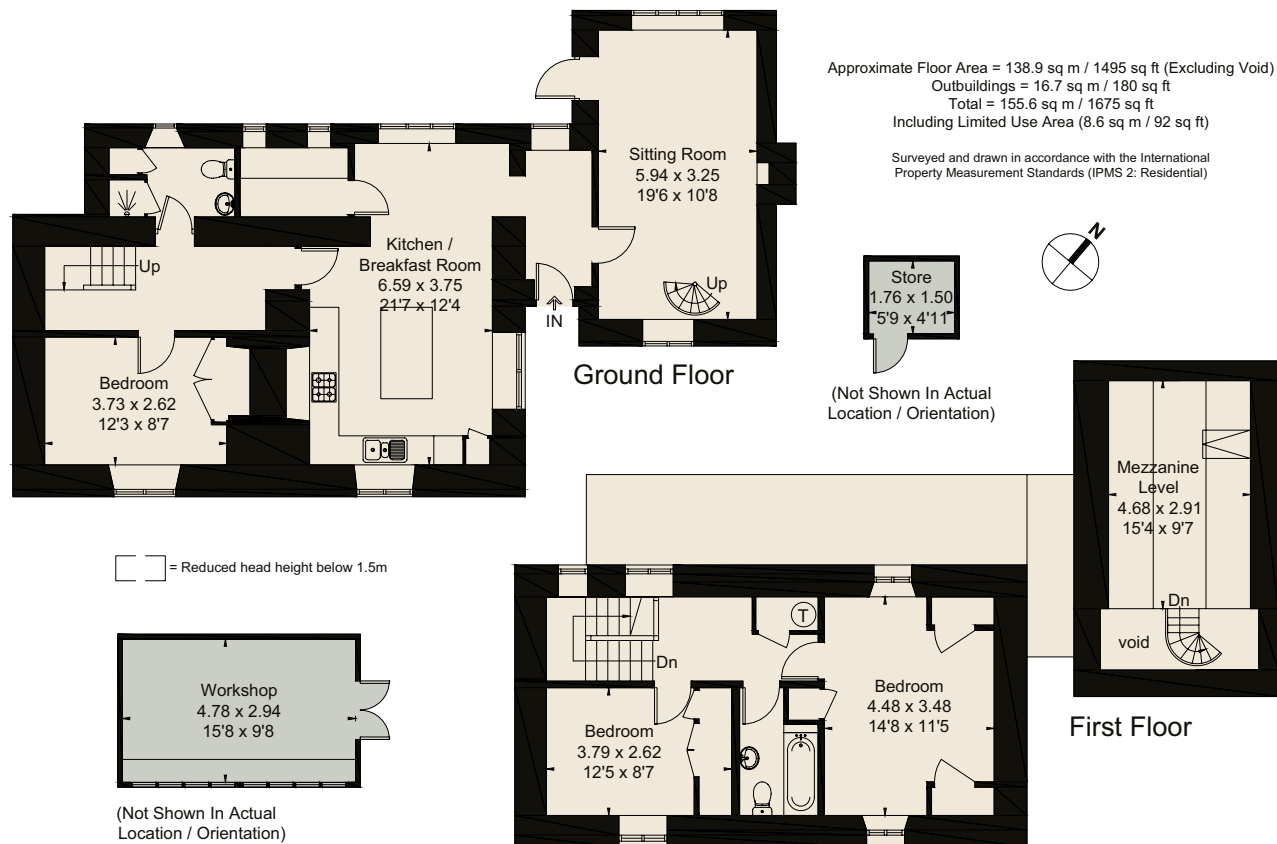
DIRECTIONS (GL7 5SW)

From Cirencester take the A417 east, signposted for Fairford and Lechlade. Continue through the village of Ampney Crucis and upon reaching the split in the road, opposite the church, turn left. Continue straight and at the triangle turn right, signposted for Ampney St Mary. Upon entering the village, at the red telephone box bear to the left. Upon reaching the small green, bear left again. Turn left onto the no-through road and the property will be located at the bottom of the lane on the right-hand side.

what3words: ///bumpy.couch.uplifting

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