



**Annerley Down Ampney, Cirencester GL7 5QW**



**welcome to**

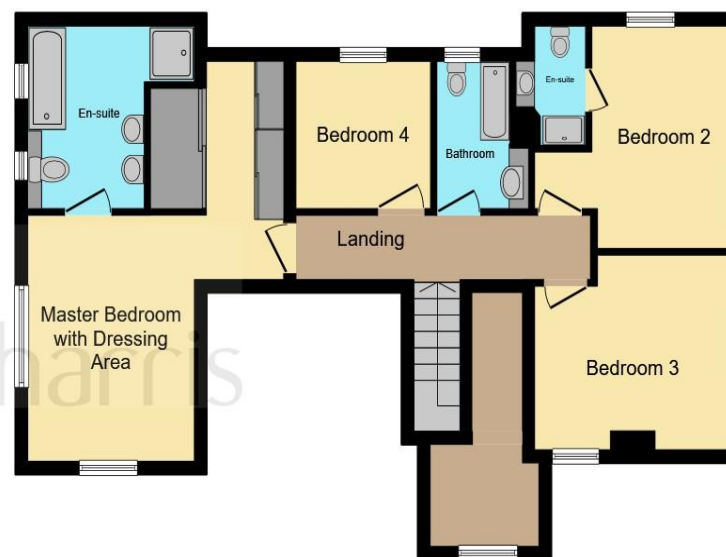
**Annerley Down Ampney, Cirencester**

A stunning four-bedroom detached home in the picturesque Cotswold village of Down Ampney. Set on a large plot of approximately 1/3 acre. It boasts a bright entrance hall, stylish kitchen, spacious living areas, three bathrooms, a garden office, and a workshop, this is a property that must be viewed!





**Ground Floor**



**First Floor**

### Entrance Hall

18' 4" max x 8' 11" max ( 5.59m max x 2.72m max )

### Lounge

27' 5" x 13' ( 8.36m x 3.96m )

### Sun Terrace

### Kitchen/Family/Dining Room

32' 8" max x 23' 11" ( 9.96m max x 7.29m )

### Kitchen Area

### Family Area

### Dining Area

### Utility Room

11' x 7' 1" ( 3.35m x 2.16m )

### Landing

18' 6" x 2' 1" ( 5.64m x 0.64m )

### Master Bedroom

17' 1" x 15' 6" ( 5.21m x 4.72m )

### En-Suite

12' max x 11' ( 3.66m max x 3.35m )

### Bedroom Two

14' 1" x 13' ( 4.29m x 3.96m )

### En-Suite

7' 4" x 4' 7" ( 2.24m x 1.40m )

### Bedroom Three

14' x 13' 5" ( 4.27m x 4.09m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Annerley Down Ampney, Cirencester**

- Stunningly Presented Detached Family Home
- Spacious Light Entrance Hall
- Stunning Open Plan Kitchen/Family/Dining Area
- Good Sized Lounge
- Three Bathrooms and Cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£990,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/HWT106454](https://allenandharris.co.uk/Property/HWT106454)



Property Ref:  
HWT106454 - 0002

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