



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



17 AMPNEY CRUCIS

Ampney Crucis

17 Ampney Crucis, GL7 5RZ

A beautifully renovated Cotswold cottage in the heart of the village

Description

17 Ampney Crucis is a recently renovated Cotswold stone village house with delightful room proportions and charm and character throughout. Beautifully bright and light, the house offers welcoming living spaces and is superbly warm in the colder months. Underfloor heating in the bathrooms and some of the ground floor areas adds to the warmth.

The kitchen/ dining room, with electric rangemaster and French doors leading to the terrace and garden beyond, is wonderful for everyday dining and entertaining family and friends alike.

The cosy sitting/ snug could also be used as a children's playroom or even a study, perfect for working from home.

The adjacent living room with inglenook open fireplace is a wonderful room in which to relax in front of a good movie or enjoy peaceful moments with a good book. Dual aspect windows allow for an abundance of natural light.

The garden room is beautifully bright and ideal as a more formal dining room or would equally make a superb family room. The bi-folding doors leading to the garden create a smooth transition from indoor to outdoor living. This room is perfect for year-round use.

A cloakroom is a great addition to the downstairs living space as is the discreet utility.

Upstairs comprises the master bedroom with en suite shower room and separate dressing area. There are three further bedrooms, one with en suite shower, and a family bathroom. All the bedrooms are lovely and bright with views over the garden or the village.

Outside the garden is predominantly laid to lawn, interspersed with herbaceous borders. The terrace is ideal for lazy summer evenings and al fresco dining and a peaceful spot in which to wind down after a long day. The driveway provides ample parking.

*South Cerney 3 miles
Fairford 4 miles
Cricklade 4 miles
Cirencester 7 miles
Swindon 13 miles
(London Paddington 55 mins)
Kemble 10 miles
(London Paddington 75 mins)
M4 (Junction 15) 14 miles*

ALL distances and times are approximate

Kitchen/ Dining room • Living room • Sitting room /Snug
Garden room • Cloakroom • Utility • 4 Bedrooms • 3 Bathrooms
Garden • Terrace • Private Parking





General Information

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil-fired central heating. Electric underfloor heating to some of the rooms.

Postcode: GL7 5RZ.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band F and EPC rating D.



Location

Ampney Crucis is a popular village with a thriving community and home to a well-regarded primary school, a village hall and a beautiful medieval church.

The Crown of Crucis hotel and restaurant sits at the entrance to the village, a short stroll down the road, and is perfect for relaxing and unwinding over Sunday lunch after a long country walk or for drink with friends.

Known as the "Capital of the Cotswolds", Cirencester, only few miles away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafés and twice weekly markets.

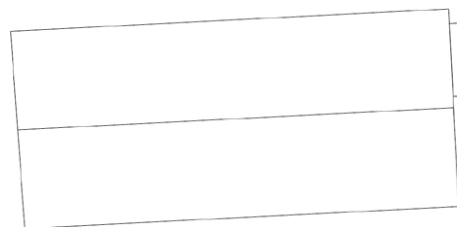
The nearby market town of Fairford is a vibrant community with a few handy shops, a post office, doctor and dentist surgeries and a choice of good pubs and restaurants.

Sporting opportunities are abundant with nearby golf courses in Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing, cycling and water sports can be enjoyed at the Cotswold Water Park.

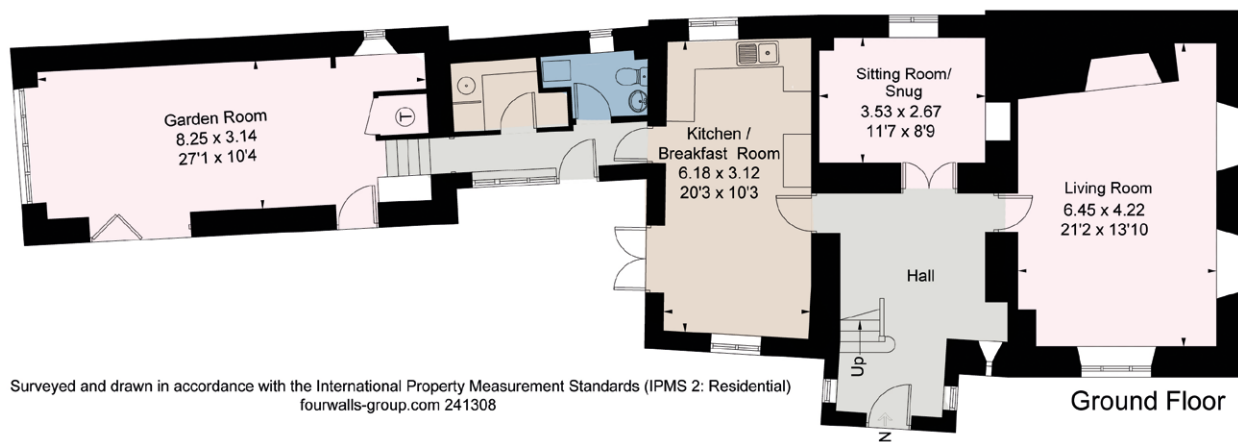
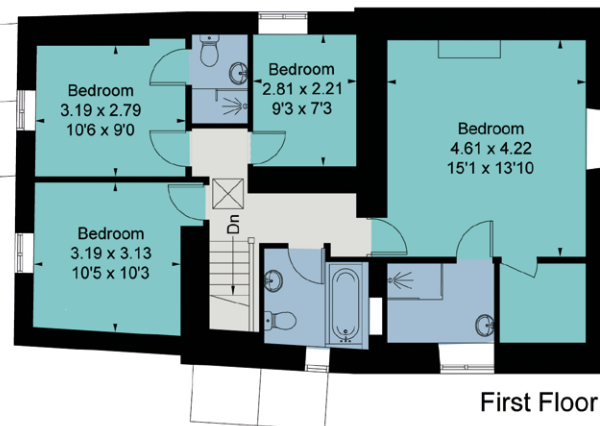
The area offers an excellent choice of state, grammar and private schools including the village's own Ampney Crucis C of E Primary School, Meysey Hampton Primary School, Powells, Cheltenham Colleges, Pate's Grammar, Hatherop Castle, Rendcomb College and Beaudesert Park to name but a few.

Communications in the area are very good with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.





Approximate Area = 192.4 sq m / 2,071 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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