



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



41 AMPNEY CRUCIS

Ampney Crucis

# 41 Ampney Crucis, GL7 5SF

A stunning semi-detached village house in the heart of The Cotswolds

## Description

41 Ampney Crucis is a beautiful semi-detached village house which has been lovingly renovated to offer bright and light living spaces throughout with contemporary design and an abundance of charm and character.

The kitchen/ dining room is clearly the heart of the house and wonderful room in which to entertain family and friends. Bright and light, it is superbly equipped to provide ample worktop and storage space. French doors allow for indoor/ outdoor living and lead to the delightful south facing garden.

The sitting room is a welcoming room with an open fireplace which adds extra warmth in the colder months and makes this a perfect room in which to unwind and relax after a long country walk.

The adjacent snug is currently used as a playroom but could equally make a fantastic home office or library room.

The ground floor also has a handy cloakroom, boot room and utility area.

The first floor comprises the master bedroom suite with dressing area with

bespoke carpentry and an en suite bathroom with separate shower. Across the landing is a further bedroom with views to the front and rear of the house.

The second floor has a bedroom and shower room.

All the rooms have been carefully laid out to provide ample discreet storage and comfortable spaces.

The annexe has been partially converted with scope to provide ancillary accommodation. This is a wonderful space which could be ideal for hosting family and friends for weekend stays in The Cotswolds.

Outside, the south facing garden is predominantly laid to lawn, interspersed with pretty herbaceous borders, mature trees and beautiful seating areas. The terrace is a lovely spot for al fresco dining and entertaining in the summer.

The gated driveway provides ample private parking.

Entrance hall • Snug/ playroom • Living room • Kitchen/ dining room • Cloakroom  
Boot room • 3 Bedrooms • 2 Bathrooms • Part-converted annexe with scope for ancillary accommodation • Terrace • Garden • Private driveway





## 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 a drink with friends.

Known as the "Capital of the Cotswolds", Cirencester, only few miles away, is a hub of vibrant cultural life, with its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes 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 Cirencester, 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.

*Cirencester 3 miles  
Fairford 6 miles  
Kemble 8 miles  
(London Paddington 75 mins)  
M4 (Junction 15) 17 miles  
Cheltenham 18 miles*  
All distances and times are approximate

## General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water, electricity and drainage. Oil-fired central heating.

Postcode: GL7 5SF.

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 D and EPC rating F.

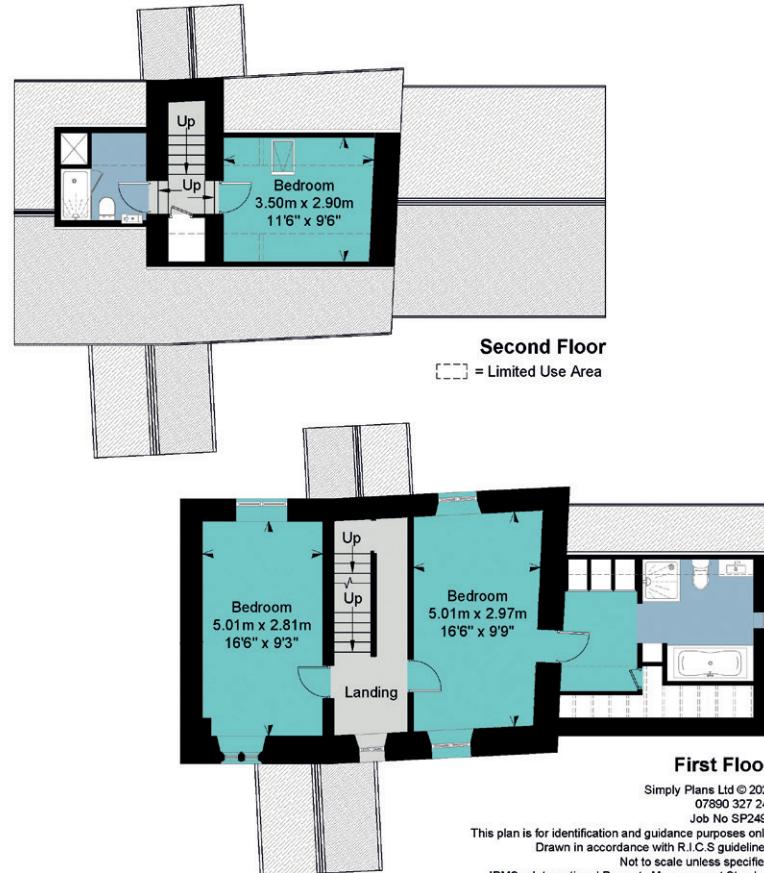
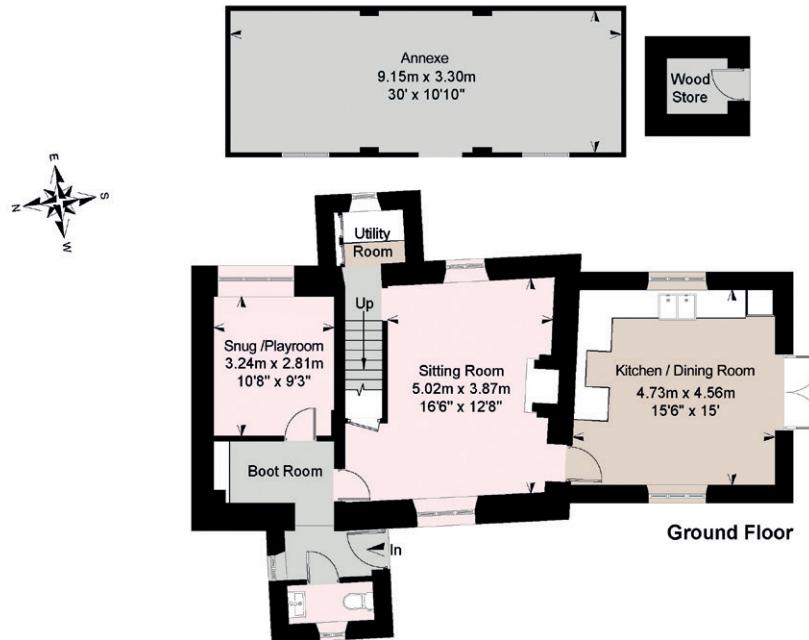


## 41 Ampney Crucis, Cirencester, Gloucestershire

House Approximate IPMS2 Floor Area 149 sq metres / 1604 sq feet  
Store 30 sq metres / 323 sq feet

Total 179 sq metres / 1927 sq feet  
(Includes Limited Use Area 13 sq metres / 140 sq feet)

Outbuildings  
Not Shown In Actual Location Or Orientation



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