

# Earl Grey Cottage



# Earl Grey Cottage, Down Ampney, GL7 5QW

Entrance hall • Kitchen/ Breakfast room • Cloakroom • Utility room  
Sitting room • Living room • 4 Bedrooms • 2 Bathrooms  
Landscaped garden • Terrace • Private parking • Outbuilding

## A beautifully renovated Cotswold village house

### Description

Earl Grey Cottage has been lovingly renovated to create a beautiful family home which flows superbly. The owners have shared their flair for interior design and have incorporated striking features in their décor. They have also been mindful to create welcoming and generous living spaces alongside quiet cosy corners.

The bright and spacious entrance hall leads through to the kitchen/breakfast room, a great room for entertaining family and friends and superbly functional with its white Aga and contemporary work spaces. French doors lead to the garden, perfect for indoor/outdoor living in the warmer months.

The sitting room currently doubles as a great snug for the children and the living room across from the kitchen is ideal for relaxing in front of the wood burner with a good book and settling in for a peaceful evening.

An all essential spacious utility room and a cloakroom are great additions to the ground floor living space. The elegant staircase gives onto a generous and bright landing. The master bedroom features a freestanding bath, an en suite shower room with Bert

and May tiles, and his and hers dressing rooms. Across the landing are three further bedrooms and a family bathroom.

Careful thought and consideration have been put into creating functional and beautiful rooms throughout.

Outside the garden is predominantly laid to lawn, interspersed with herbaceous borders and seating areas. An outbuilding provides further storage and workshop space and the gravelled driveway offers ample private 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 are approximate*





## General Information

Tenure: Freehold.

Services: Mains gas, water and electricity.

Postcode: GL7 5QW.

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 E and EPC rating C.



## Location

Down Ampney is a popular village and home to a well-regarded primary school, a multi-use games area for younger residents, a tennis club, a village hall, a village shop/cafe, and a beautiful medieval church.

The award-winning Mason Arms in Meysey Hampton, only a 30 minute walk away, is a great pub for a tippie or two after a country walk and The Old Spotted Cow in Marston Meysey, a short drive away, is perfect for relaxing and unwinding over Sunday lunch.

Nearby market towns of Cricklade and Fairford are both thriving communities which benefit from a wide range of shops, post offices, doctor and dentist surgeries, leisure centres and a choice of good pubs and restaurants.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting

boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Sporting opportunities are abundant with nearby golf courses in Cirencester, 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 Meysey Hampton Primary School and Ampney Crucis Primary School - both rated Ofsted Outstanding, Powells, Farmor's, Cheltenham Colleges, Pate's Grammar, Hatherop Castle and Beaudesert Park to name but a few.

Communications in the area are enviable 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. Down Ampney sits close to the A419/417 for easy access to all routes.



**Earl Grey Cottage, Down Ampney, Cirencester, Gloucestershire**

Main House Approximate IPMS2 Floor Area 303 sq metres / 3261 sq feet  
 Garage / Workshop 40 sq metres / 431 sq feet  
 Total 343 sq metres / 3692 sq feet



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 07890 327 241  
 Job No SP1827  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard

Outbuildings  
 Not Shown In Actual Location Or Orientation



**SHARVELL PROPERTY**  
 — THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

[www.sharvellproperty.com](http://www.sharvellproperty.com)

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