



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



PILGRIMS

Down Ampney

# Pilgrims, Down Ampney, GL7 5QW

## A substantial Cotswold house in the heart of the village

### 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 tipple 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.

*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*

Entrance hall • Kitchen/ breakfast room • Sitting room • Drawing room  
Office • Cloakroom • Utility room • 6 Bedrooms • 3 Bathrooms  
Landscaped garden • Terraces • Private parking • Outbuildings

**Annex:** Kitchen/ breakfast room • Sitting room • Bedroom • Bathroom







## Description

Pilgrims was formerly part of the vicarage which was originally built in 1865 for the Reverend Vaughan Williams whose son Ralph was later to become one of England's finest composers. It was divided into two separate dwellings after it was sold by the Church of England in 1946 and remains a substantial semi-detached village house with delightful gardens and grounds.

The living spaces flow beautifully and provide cosy corners for unwinding and generous rooms for entertaining. The house is now ready for updating and modernisation.

The kitchen/ breakfast room with door opening onto to the rear terrace is ideal for morning coffees and catch ups. Thoughtfully laid out it offers ample worktop and storage space.

The sitting room with vaulted ceiling and exposed beams is full of character and charm. The wood burner adds extra warmth in the colder months and a door leading to the terrace allows for indoor outdoor living in the summer.

The impressive drawing room with its wood paneled walls and large windows overlooking the garden is a superb room in which to host family and friends.

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

The first floor is accessed via two separate staircases and comprises six bedrooms, one with en suite shower room and two further bath/ shower rooms. The spacious study could make a further bedroom or equally could be perfect as a games/ TV room.

An independent annex offers excellent ancillary accommodation and comprises a kitchen/ breakfast room, sitting room, bedroom and bathroom.

The property sits within a generous plot with established gardens extending in all to over  $\frac{3}{4}$  of an acre and is approached via a sweeping gravel drive to the front with a secondary driveway to the rear. The garden is predominantly laid to lawn, interspersed with stunning herbaceous borders and wonderful seating areas. Outbuildings include a workshop and store.

## General Information

**Tenure:** Freehold Grade II Listed.

**Services:** Mains gas, water, electricity and drainage.

**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 G & A.





## Pilgrims, Down Ampney, Gloucestershire

House Approximate IPMS2 Floor Area	320 sq metres / 3444 sq feet
Attic Room	12 sq metres / 129 sq feet
Annex	56 sq metres / 603 sq feet
Workshop / Garage	31 sq metres / 334 sq feet
Store	5 sq metres / 54 sq feet
<b>Total</b>	<b>424 sq metres / 4564 sq feet</b>
(Includes Limited Use Area)	16 sq metres / 172 sq feet)



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Job No SP2316  
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

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