



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



THE STABLES

Ampney Crucis

The Stables, Ampney Crucis, GL7 5DY

An exceptional and superbly renovated Cotswold home

Location

The Stables is located up a tree lined quiet country lane in a small hamlet between the pretty villages of Ampney Crucis and Barnsley.

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 at Ampney Brook and Wild Thyme and Honey sit at the entrance to the village. It is the perfect spot for relaxing and unwinding over Sunday lunch after a long country walk or for a drink with friends.

Barnsley is a quintessential and idyllic village. Well known for its typical Cotswold stone manor houses and cottages, and the influence of the internationally renowned post-war gardener, Rosemary Verey, throughout, the village is also home to a superb hotel, spa and gardens, Barnsley House, and The Boot which serves up delicious gastronomic delights and is a great spot for Sunday lunch.

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.

Daylesford Organic Farm Shop, 20 miles away, is set in enchanting grounds and has a delicious restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire countryside.

Cheltenham to the west not only offers an array of excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals and, of course, horse racing.

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 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 3.5 miles
Kemble 8 miles (direct train
to London Paddington)
Cheltenham 19.5 miles
M4 20 miles (Junction 15)*

All distances and times are approximate

Entrance hall • Kitchen/ Dining Room/ Sitting room • 3 Bedrooms
3 Bathrooms • Utility • Terrace • Kitchen Garden • Outbuilding
Landscaped Garden • Driveway with private parking





General Information

Tenure: Freehold.

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

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 643000. Council Tax Band G.



Description

Recently converted and renovated to a very high standard. The Stables is a sensational Cotswold home in a stunning countryside location. Beautifully designed to seamlessly blend contemporary and traditional features, this fabulous home is both welcoming and well laid out with open plan living spaces and cosy corners.

The open plan kitchen/ dining/ sitting room is clearly the heart of the house and a superb space in which to entertain family and friends and works perfectly for everyday living. The tongue and groove wall panelling adds style and elegance to this fabulous space and the impressive floor to ceiling sliding glass doors create a smooth transition from indoor to outdoor living in the warmer months. The wood burner adds extra warmth in the winter and a real feeling of cosiness.

The bespoke kitchen is well equipped with all the necessary modern appliances and the vibrant pink electric Everhot adds a pop of brightness to the stunning green and grey colour palette of the

space. There is plenty of marble worktop space and discreet storage.

The utility comes in handy for keeping the piles of washing hidden away and the entrance hall with bespoke joinery provides plenty of room for coats and muddy wellies after a long country walk.

There are three double bedrooms, each with en suite bathroom. Two of the bedrooms have floor to ceiling sliding glass doors leading to the terrace and garden. All the rooms are beautifully laid out to offer ample storage and are bathed in an abundance of natural light.

Outside the garden is predominantly laid to lawn, bordered with pretty Olive and pleached trees. There is a kitchen garden with raised beds to the rear of the house, a wood store and an outbuilding for garden tools machinery.

The driveway offers plenty of private parking.



The Stables, Glebe Farm, Gloucestershire

House	Approximate IPMS2 Floor Area
Store	177 sq metres / 1905 sq feet
	7 sq metres / 75 sq feet
Total	184 sq metres / 1980 sq feet

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Job No SP3131

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



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