



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



WOODSIDE HOUSE

Ampney Crucis

# Woodside House, Ampney Crucis, GL7 5RY

## A beautiful village house in the heart of The Cotswolds

### Description

Woodside House is a beautiful village house which has been a loving family home for the past decade. The private gated driveway leads up to the front of the house with its stunning climbing wisteria. The front door opens into the generous entrance hall which leads through to the reception rooms.

The kitchen dining room is clearly the heart of the house and wonderful room in which to entertain family and friends. The kitchen is bright and light and superbly equipped to provide ample worktop and storage space. The breakfast bar is ideal for morning coffees and the dining area works perfectly for both informal everyday dining as well as dinner parties with friends.

The garden room is a fabulous all year-round space and overlooks the pretty landscaped garden and fields beyond.

The drawing room is generously proportioned and bathed in natural light with a large window overlooking the delightful garden. The open fireplace adds

extra warmth in the colder months and makes this a wonderful room in which to unwind and relax after a long country walk.

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

Upstairs there are four bedrooms and two bathrooms, one being en suite. All the rooms have been carefully laid out to provide ample discreet storage and welcoming spaces.

Outside, the garden is predominantly laid to lawn, interspersed with pretty herbaceous borders and mature trees. The lawn extends into an L shape providing further green space with a beautiful rural outlook. The terrace and sun deck are perfect for al fresco dining and sundowners.

The garage provides secure parking for two cars alongside the driveway.

Entrance hall • Drawing room • Kitchen/ dining room • Garden room  
Cloakroom • Utility • 4 Bedrooms • 2 Bathrooms • Garage • Terrace  
Garden • Spacious shed • Private driveway with parking







## General Information

**Tenure:** Freehold.

**Footpath:** There is a footpath which crosses the very bottom of the field.

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

**Postcode:** GL7 5RY.

**Viewing:** Strictly by appointment

**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 and EPC D rating .



## 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*

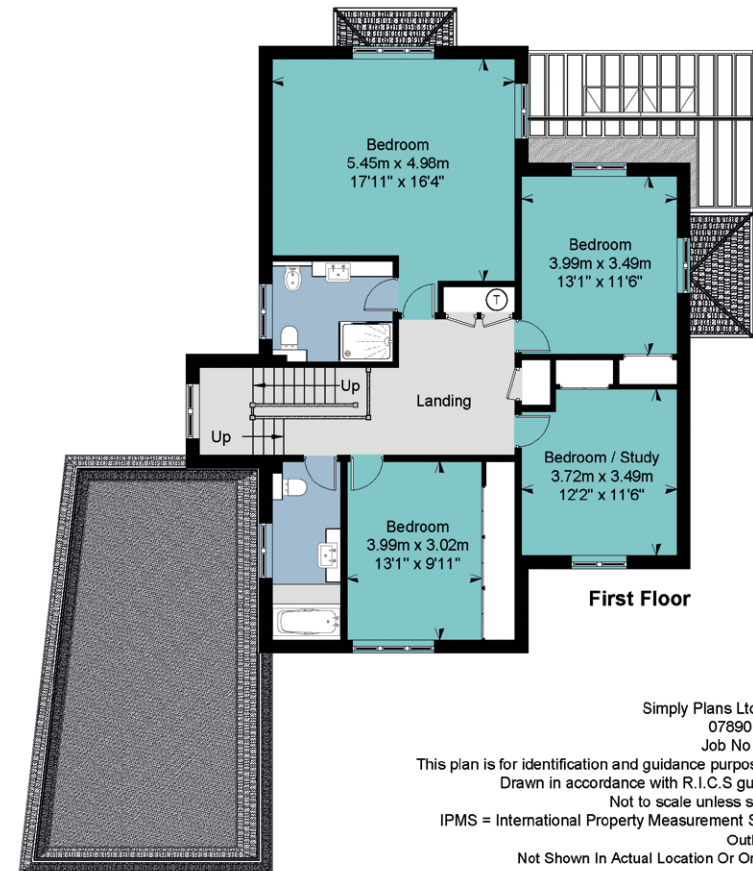
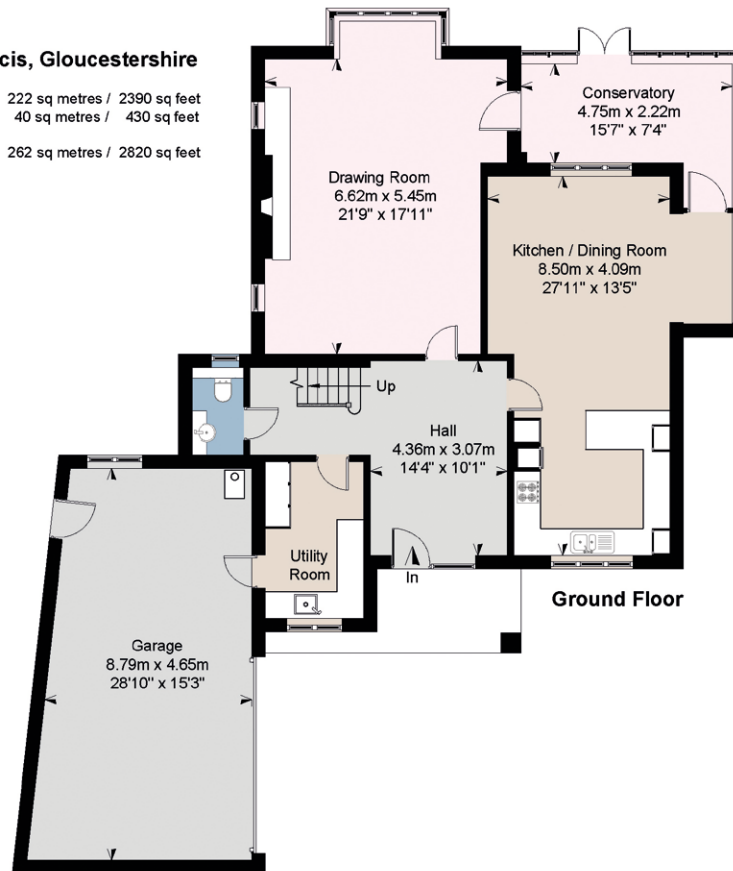
*All distances and times are approximate*





## Woodside House, Ampney Crucis, Gloucestershire

House Approximate IPMS2 Floor Area	222 sq metres / 2390 sq feet
Garages	40 sq metres / 430 sq feet
<b>Total</b>	<b>262 sq metres / 2820 sq feet</b>



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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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