

THE LARCHES

Charlham Lane, Down Ampney, Gloucestershire GL7 5RQ



MOORE ALLEN
& INNOCENT



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Set in the heart of a desirable village, this spacious detached family home is beautifully presented throughout and remodelled by the current owners to create a versatile living environment centred around a large open plan kitchen/diner/family room. Enjoying an elevated plot and private surrounding gardens, also benefitting from a large driveway providing ample parking to the front.

OFFERS IN EXCESS OF
£700,000



Upon entering the light spacious feel of this home is instantly apparent. The generous entrance hallway is fitted with beautiful solid oak flooring. The open plan kitchen/diner is a very light room with flexibility to accommodate a dining area and also soft seating, in addition to the comprehensively fitted kitchen. Half height panelling adds character appeal. The kitchen provides a wide range of storage complemented by light composite worktops. Integrated appliance package includes, an electric oven, microwave, gas hob, extractor, dishwasher and fridge freezer. A breakfast bar is ideal for casual dining.

An attractive sitting room also benefits from a dual aspect with French doors leading out to the rear garden. The focal point is a contemporary design wood burner. A further reception room provides great flexibility as a playroom, snug or home office.

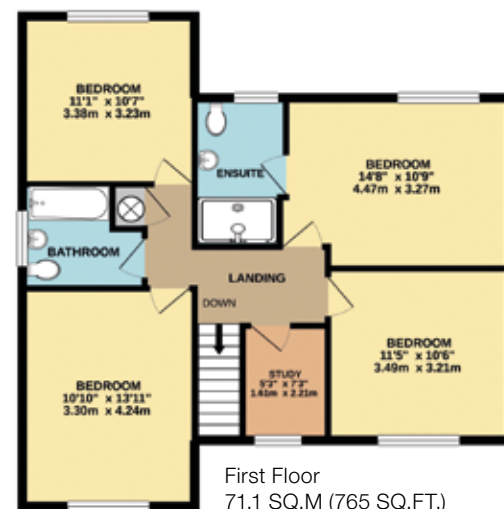
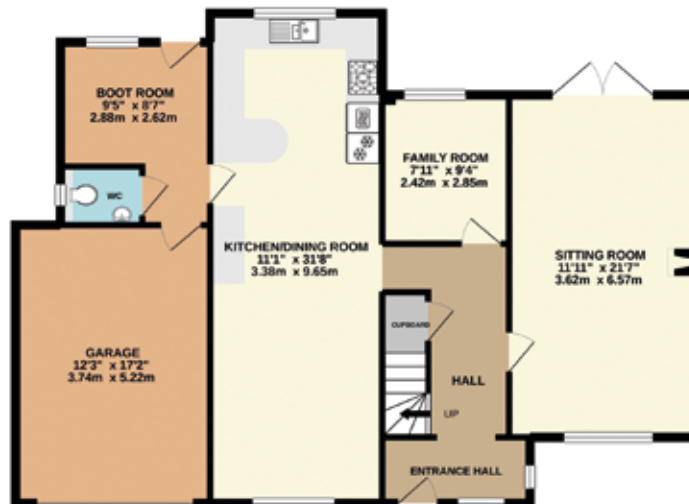
Completing the ground floor a very useful utility/boot room, cloakroom and direct access to the garage.

To the first floor, landing with loft access and airing cupboard. Four generous double bedrooms; the principal bedroom benefitting from a contemporary design en-suite shower room. The other bedrooms are served by a family bathroom of three-piece white suite. A further room provides the perfect study.

The well-tended gardens are a fine feature of the property, with extensive lawns that flow from the rear and around to the side, bound by a variety of hedging, shrubs and trees. A shaped gravelled patio extends the width of the property creating the perfect area for outside entertaining.

Benefitting from no onward chain.





Total Approx Floor Area
153.5 SQ.M (1,652 SQ.FT.)



LOCATION

The village of Down Ampney is located about seven miles to the south east of Cirencester. Set away from all main roads, the village has a strong community and boasts an excellent village school, village hall with community shop, playing fields, tennis club and the charming All Saints Parish Church. The old vicarage was the birthplace of composer Vaughan Williams in 1872.

Excellent communication links to the M4/M5 accessed at Swindon and Gloucester. Cirencester c.6 miles, Swindon c.9 miles.

Mainline railway stations at Kemble (10 miles) and Swindon.

PROPERTY INFORMATION

Services: Mains water, electricity and gas are connected to the property with gas fired central heating feeding radiators. 3 zone electric underfloor heating to the kitchen/diner, boot room and cloakroom. Private drainage (septic tank). EPC C (70).

Outgoings: Council Tax Band 'F' 2021/22 charges £2,621.73.

Local Authority: Cotswold District Council, 01285 623000.

Tenure: The property is offered freehold with vacant possession.

DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016



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