

AMPNEY KNOWLE

CIRENCESTER • GLOUCESTERSHIRE







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BARNSELEY • CIRENCESTER • GLOUCESTERSHIRE

Barnsley 0.5 mile • Cirencester 4.5 miles • Swindon 16 miles • M4 (Junction 15) 21 miles • M5 (Junction 11A) 18 miles
(Distances approximate)

*A charming Cotswold stone family house
in a superbly located position with wonderful views*

Entrance halls • Drawing room • Dining hall • Kitchen/ breakfast room • Sitting room • Utility • Boot room • Cellar

Master bedroom with ensuite bathroom • 5 further bedrooms • 2 bathrooms

Guest cottage with sitting room and three ensuite bedrooms

Beautiful gardens and grounds • Tennis court

Traditional Cotswold barn with potential for conversion

Further traditional buildings including party barn, offices and garaging • 2 bedroom staff flat

Further range of farm buildings

2 Cotswold Stone Cottages

Attractive and maintained woodland, and organic grassland

In all about 144.29 acres

For sale as a whole or in 4 lots

Viewings strictly by appointment with Knight Frank



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

Gloucestershire

Ampney Knowle is a beautifully located Cotswold family house set at the end of a long drive in a stunning private position enjoying spectacular views to the Marlborough Downs.

It is situated about ½ mile to the south of the truly unspoilt Cotswold village of Barnsley which has a 12th Century Norman church and an abundance of 17th Century cottages. In addition it has an excellent village pub and the renowned boutique hotel, Barnsley House.

Just 4½ miles to the west is the Roman town of Cirencester often quoted as "the heart of the Cotswolds". Cirencester provides a diverse variety of shops and restaurants include a large Waitrose, whilst the larger commercial centres of Swindon and Cheltenham provide a more comprehensive selection.

The communications are excellent with Swindon station providing trains to London Paddington in under an hour or via the motorway network with the M4 (junction 15) about 21 miles away.

Sporting facilities in the area include golf at Cirencester and Highworth and racing at Bath and Cheltenham. The farm also lies in the VWH Hunt country, with nearby packs including the Duke of Beaufort, Heythrop and Cotswold. There is excellent shooting in the area as well as an abundance of wonderful walking and riding.





Lot 1: Ampney Knowle - 72.17 acres

The charming Cotswold stone house is found at the end of a long drive with stunning far reaching views.

On arrival, it becomes clear that this is a special place with the manor house surrounded by beautiful gardens and a range of wonderful traditional Cotswold stone buildings.

The house is entered through a lovely courtyard garden and has an excellent range of reception rooms including the large drawing room, dining hall, sitting room and fabulous Smallbone kitchen/breakfast room. These rooms work equally well for both formal entertaining as they do for family life. Beyond the main rooms, are the essential boot rooms, downstairs loos, secondary kitchen, utility areas and cellar.















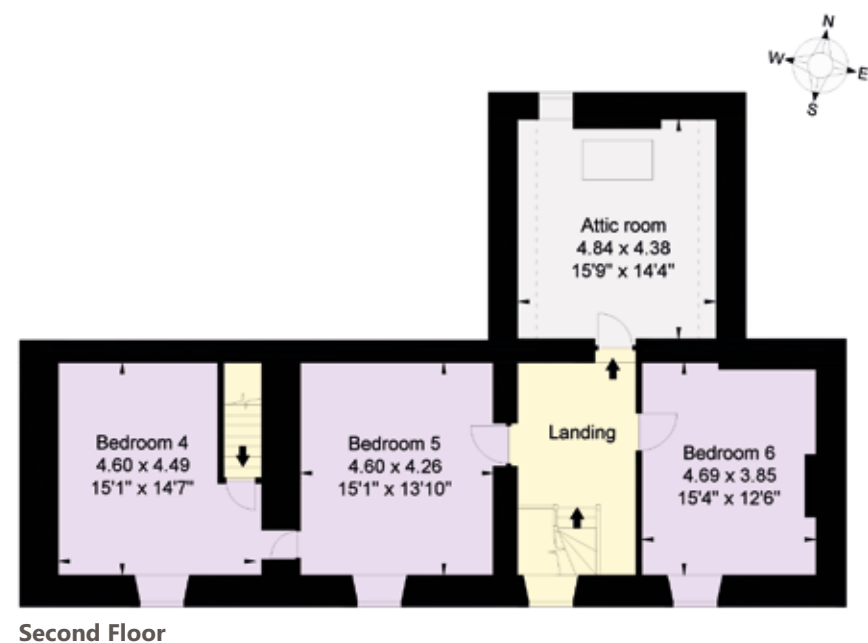
The first floor comprises a good sized master bedroom with southerly views and an ensuite bathroom and adjacent wardrobe area. In addition on the first and second floor, five bedrooms and two bathrooms with potential for a further bathroom on the second floor.

- Reception
- Kitchen/Utility
- Bedroom
- Storage
- Bathroom
- Terrace

Approximate Gross Internal Floor Area

Main House - 542 sq.m. (5,834 sq.ft.)
 Guest Accommodation - 84 sq.m. (904 sq.ft.)
 First Floor Flat - 53 sq.m. (571 sq.ft.)
 Party Barn - 97 sq.m. (1,044 sq.ft.)
 Outbuildings - 505 sq.m. (5,435 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.

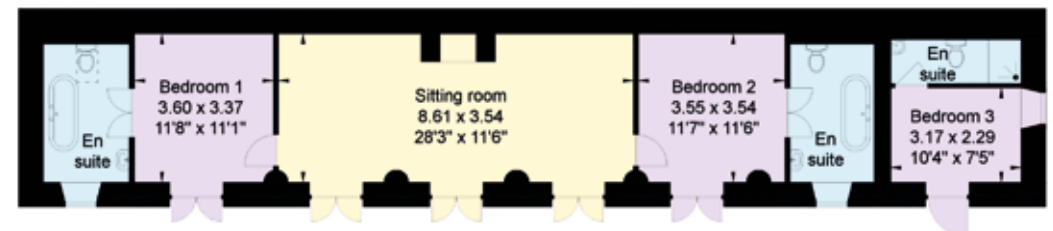




Guest Accommodation

Across the garden courtyard from the house, is the beautiful Cotswold stone stable block which has been beautifully converted to provide an excellent guest wing with a large sitting room and 3 ensuite bedrooms.

Approximate Gross Internal Floor Area
Guest Accommodation - 84 sq.m. (904 sq.ft.)



The gardens and grounds at Ampney Knowle take full advantage of the beautiful setting with the southern lawn flanked by herbaceous borders with wonderful views. To the east of the house is a walled garden down to lawn with one side an open fronted Cotswold pillared barn which forms a delightful summer entertaining area.

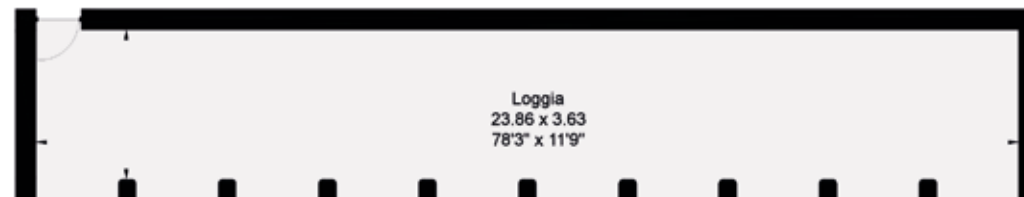
From the front of the house a gravel path leads round to a stone terrace on the west of the house, below which is the sheltered and well hidden tennis court.



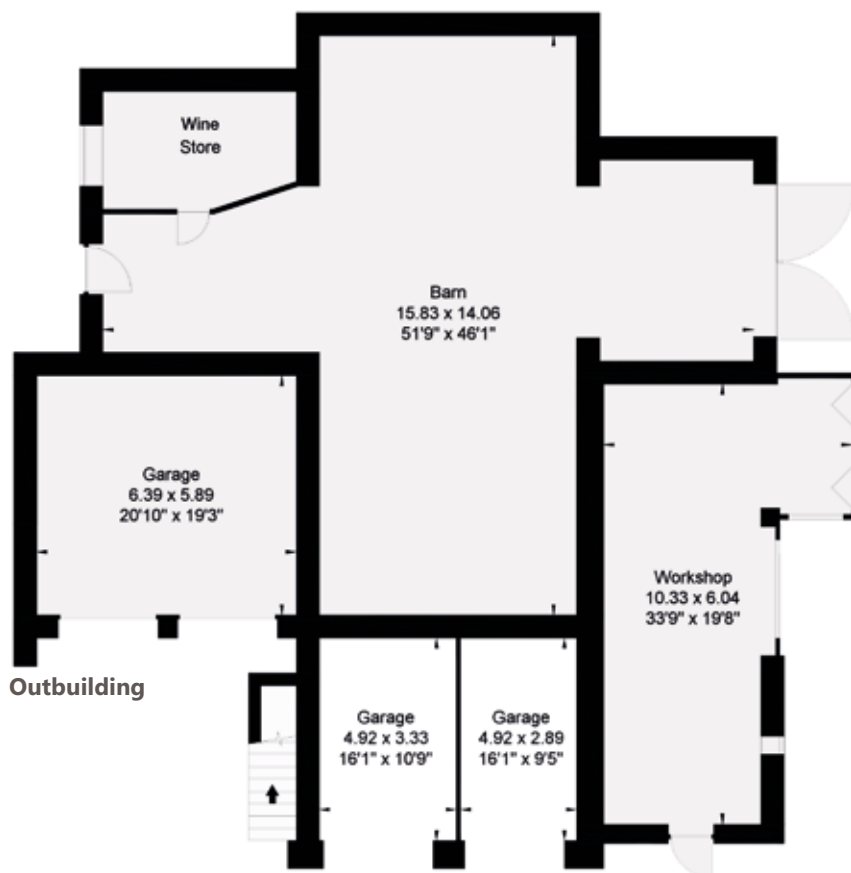




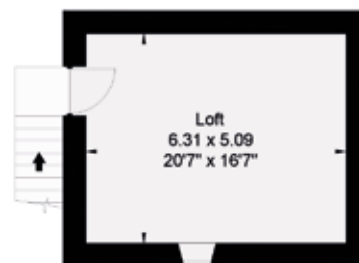
Party Barn



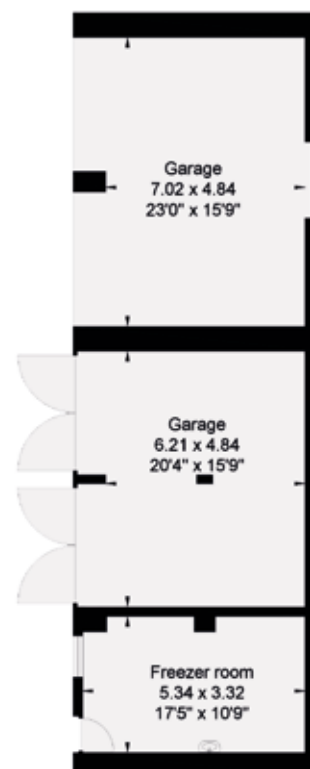
Outbuilding



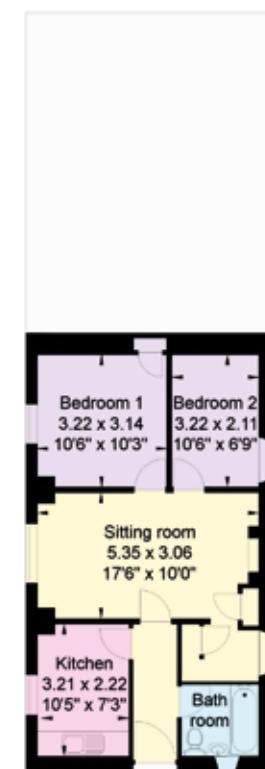
Outbuilding



Outbuilding
First Floor



Outbuilding



First Floor Flat



Courtyard and Outbuildings

Adjacent to the guest cottage is the party barn with two separate offices although it currently is used entirely as offices.

On the east side of the courtyard is a tradition Grade II listed barn with beautiful exposed timbers and huge potential to provide further accommodation. It is currently a large open barn with wine storage, workshop and two double garages.

To the west of the main courtyard is a further traditional barn with open bay garages and a freezer room. There is also a first floor flat with sitting room, kitchen, 2 bedrooms and bathroom which is currently lived in under a service occupancy.

To the north of the house behind the courtyard are a range of farm buildings including a steel framed shed, grain store, seven bay Dutch barn and open fronted cattle shed. These buildings have huge potential for a wide range of uses including equestrian.

The Land

Ampney Knowle is surrounded by pasture and mature mixed woodland which give the house excellent privacy. There is additional pasture which flanks the long entrance drive.



Approximate Gross Internal Floor Area

1 Ampney Knowle Cottage: 90.1 sq m / 970 sq ft

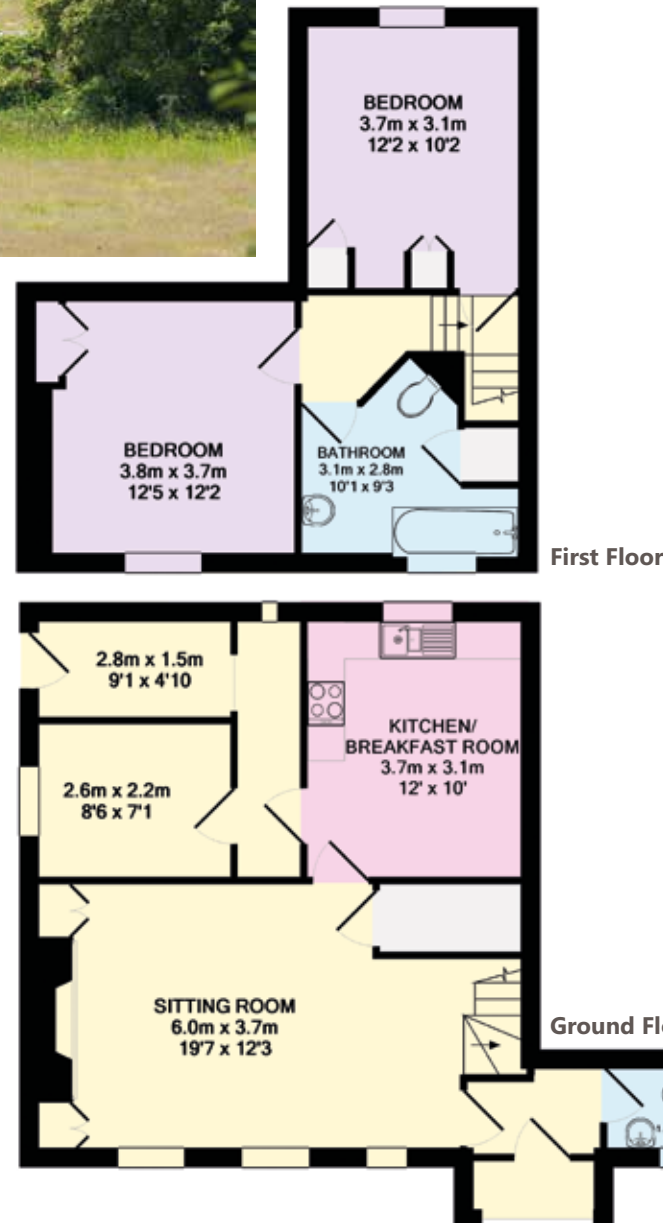
2 Ampney Knowle Cottage: 83 sq m / 893 sq ft

Lot 2: Ampney Knowle Cottages - 0.65 acre

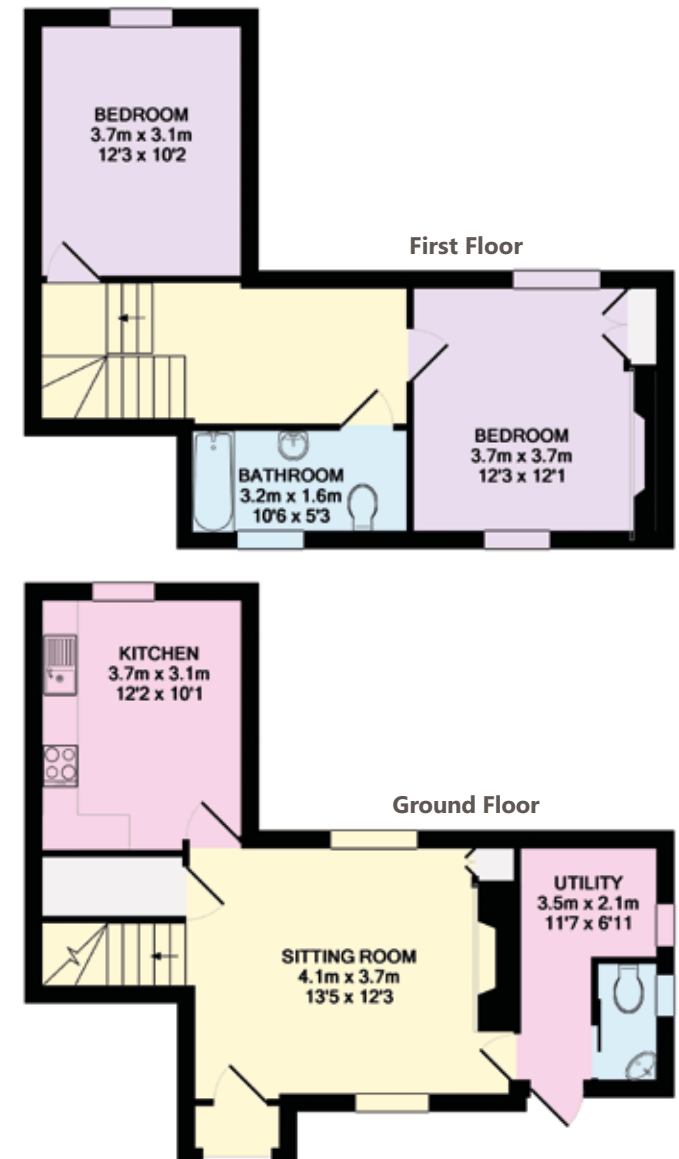
Positioned half way up the long entrance drive, No's 1 and 2 Ampney Knowle Cottages are an attractive pair of semi-detached Cotswold stone cottages with delightful gardens and gravelled access and parking at the rear.

Whilst slightly different layouts they both have a sitting room, kitchen, utility, WC, 2 bedrooms and a bathroom. Both cottages are let under Assured Short hold Tenancies.

1 Ampney Knowle Cottage



2 Ampney Knowle Cottage







**Lot 3: Ampney Riding Wood
– 36.36 acres**

To the south the main drive Ampney Riding is a beautiful block of mature amenity woodland which has been well managed with a series of rides and a central clearing. This stunning 31 acres blue bell wood provides wonderful walking and has an abundance of wildlife.

**Lot 4: Ampney Knowle Farmland
– 35.10 acres**

In view of the main house to the south are two fields of organic grassland with a small copse.



Lot 3



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale freehold with the benefit of vacant possession subject to the occupation of the cottages and holdover of the grain store and farm buildings until 31st January 2015.

Single Payment Scheme

The vendors will use their best endeavours to transfer the Single Farm Payment Entitlements to the purchaser.

Environmental Stewardship Scheme

There is an Organic Entry Level Stewardship Agreement that runs until 30/11/2015 with an annual income of £9,777.

Sporting, Timber and Mineral Rights

The Sporting, Timber and Mineral Rights are included in the freehold sale.

Easements, Way leaves and Rights of Way

The property is offered for sale subject to and with the benefit of all rights of way either public or private, all easements, way leaves and other rights of way whether they are specifically referred to or not.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Local Authority

Cotswold District Council. Tel: 01285 643000

Services

Private water and drainage, mains electricity, oil fired central heating. Mains water is also connected to the property

EPC's

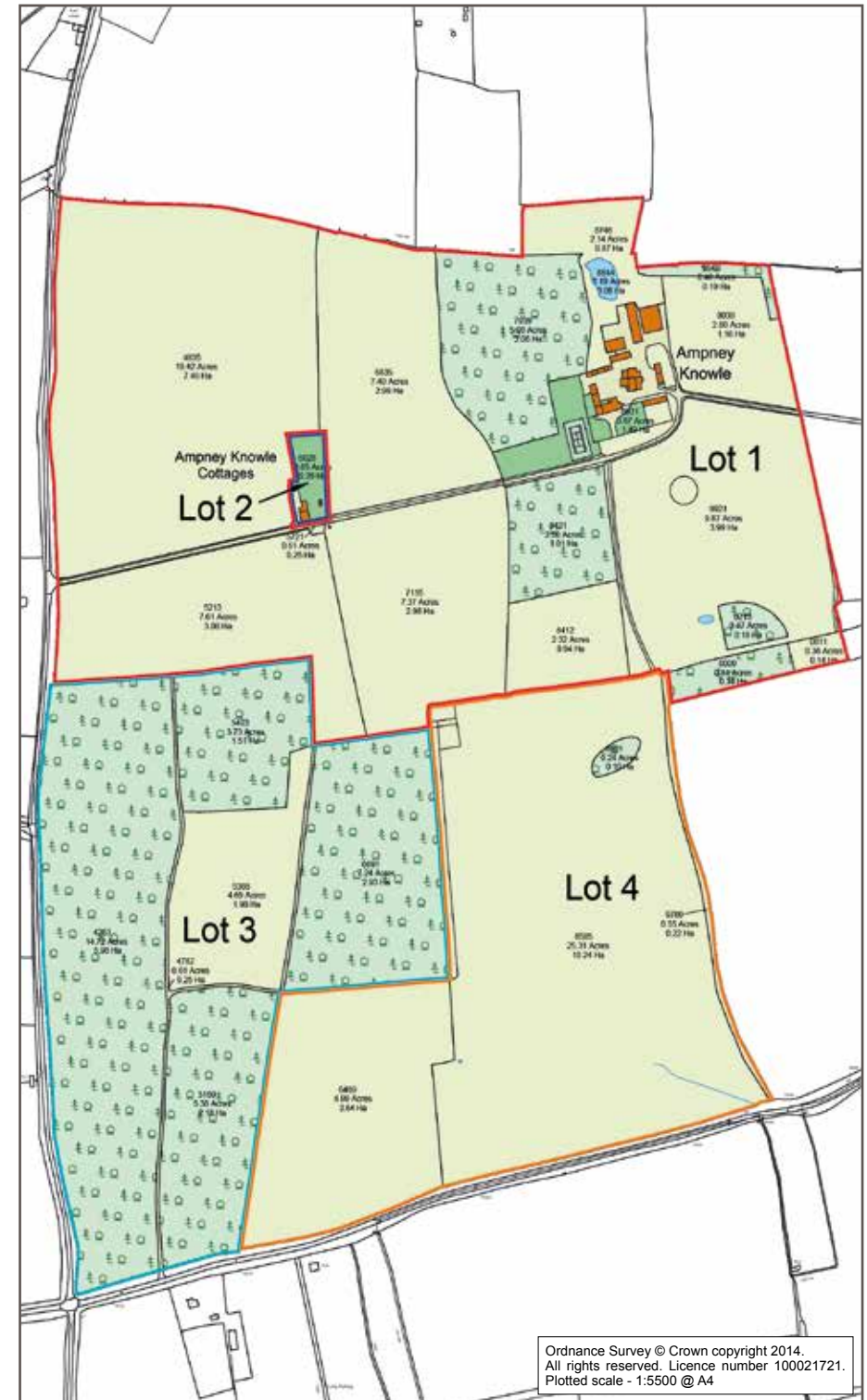
The full EPC's are attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

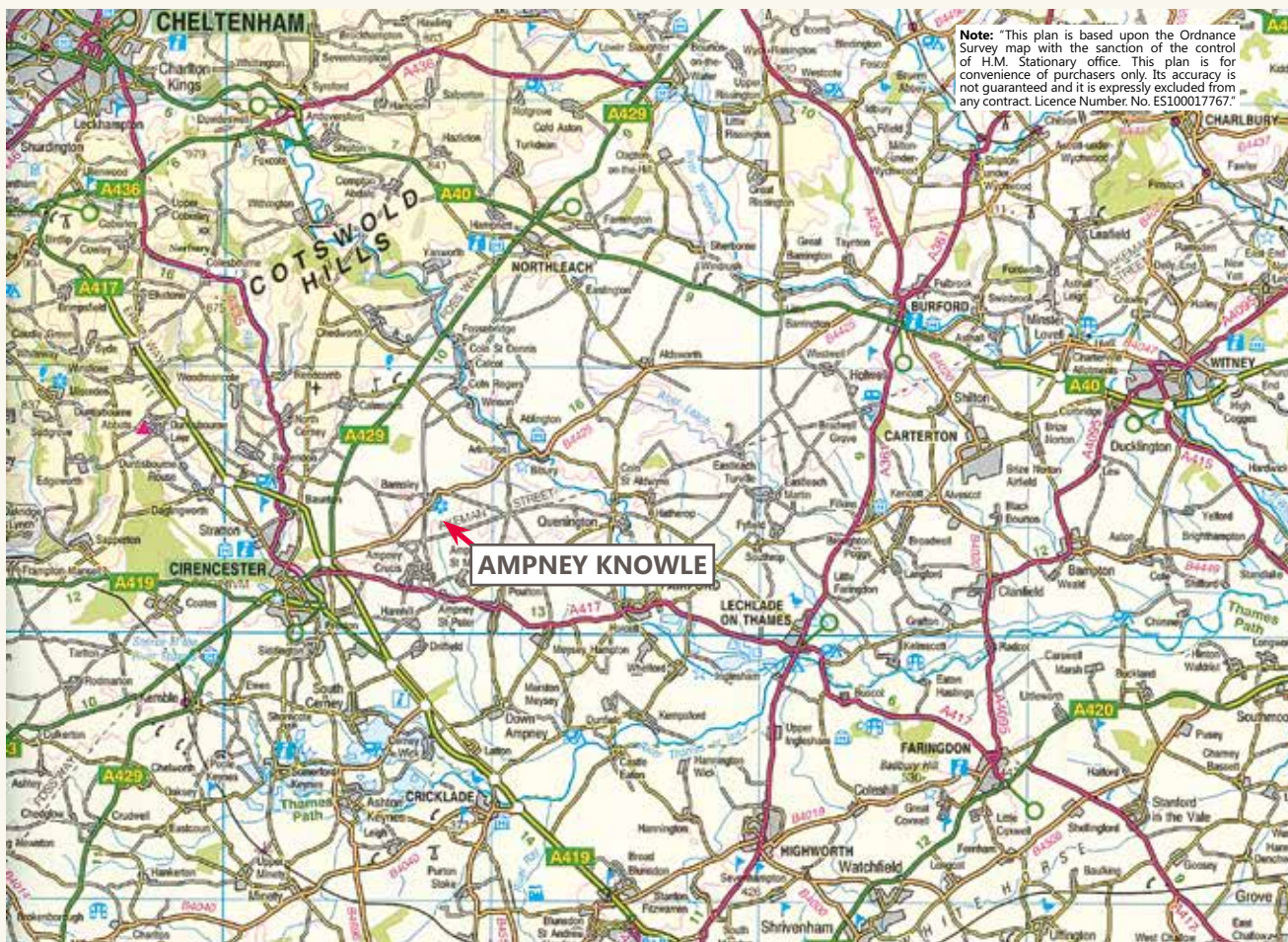
Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electrical items, garden machinery and agricultural machinery.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.





Directions (GL7 5ED)

From Cirencester take the signs for Stow-on-the-Wold A429 and at the traffic lights continue straight along the B4425 for about 3 miles towards Barnsley, Bibury and Burford. Immediately after the 30 mph signs at Barnsley, turn sharp right, signed Ampney Crucis and Poulton. The entrance to the farm is on the left after about ½ mile.

From Burford take the B4425 towards Cirencester. Continue through the village of Barnsley, and on the edge of the village turn left at the cross roads. Continue for about ½ mile and the entrance to the farm is on the left hand side.

Viewings

All viewings are strictly by appointment with the vendor's agents.



Knight Frank LLP
55 Baker Street, London
W1U 8AN

will.matthews@knightfrank.com
Tel: +44 20 7629 8171

Knight Frank LLP
Gloucester House, Dyer Street
Cirencester GL7 2PT

atty.beor-roberts@knightfrank.com
Tel: +44 1285 659 771

www.knightfrank.co.uk

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Particulars dated: May 2014. Photographs dated: May 2014.

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