



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



COPPER BEECH

Down Ampney

Copper Beech, Down Ampney, GL7 5PQ

Entrance Hall • Sitting room • Living Room • Kitchen/ Dining room
4 Bedrooms • 2 Bathrooms • Landscaped Garden • Terrace
Ample Private Parking • Triple garage

A beautiful Cotswold stone house in quiet spot in 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 tippie 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





General Information

Tenure: Freehold.

Services: Mains gas, water, electricity and drainage.

Postcode: GL7 5PQ.

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. EPC rating C.



Description

Built of Cotswold stone, Copper Beech is a superb village house with bright and light living spaces throughout. Built two decades ago and recently renovated, the house is well laid out and flows beautifully, offering great living space with attractive features such as flagstone floors and stone mullion windows.

The kitchen/ dining room is clearly the heart of the house and a great room in which to entertain family and friends and enjoy catch ups over the kitchen island whilst cooking up a feast. The bespoke Sambourne Kitchen is well equipped with modern and integrated appliances and there is plenty of worktop and storage space.

The inter-connecting sitting room and living room are versatile space with views to the front and rear of the house. The wood

burner in the living room offers extra warmth in the colder months.

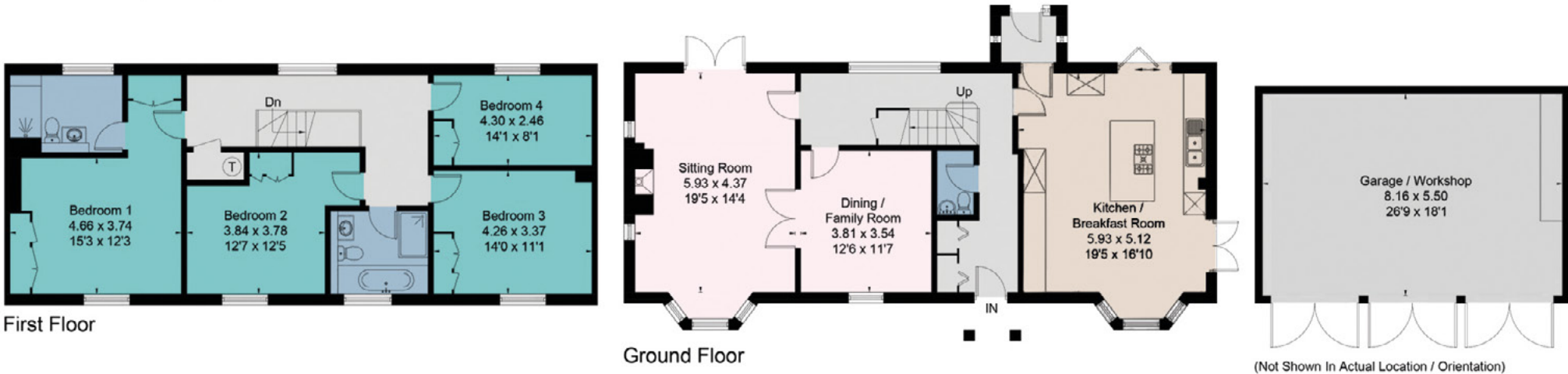
Upstairs comprises the master bedroom with en suite bathroom. There are three further bedrooms and a family bathroom. All the rooms are well proportioned with plenty of natural light and ample discreet storage.

The terrace to the rear is ideal for al fresco dining and summer entertaining. The front garden is predominantly laid to lawn with pretty herbaceous borders.

The gravel driveway provides plenty of private parking alongside the triple garage. The loft space of the garage could be converted to make a stunning home office or one-bedroom annex subject to obtaining the necessary consents.



Approximate Floor Area = 192.1 sq m / 2068 sq ft
Garage / Workshop = 44.8 sq m / 482 sq ft
Total = 236.9 sq m / 2550 sq ft



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