



Brilliant opportunity to modernise a country cottage

23 Down Ampney, Cirencester, Gloucestershire, GL7

£240,000 Freehold



SITUATION

Down Ampney is a linear village set to the south east of Cirencester. The village comprises a variety of styles of property from the attractive Old Vicarage which was the birthplace of Ralph Vaughan Williams to the high quality natural Cotswold stone Dukes Field development. There is a well thought of primary school, a community shop, village hall, tennis court and a parish church as well as public footpaths across the Down Ampney Estate. Nearby, Cirencester provides a comprehensive range of shopping and leisure facilities. Communications in the area are first class with easy access to London, Swindon and Cheltenham via the A417 dual carriageway. Access to the M4 is 17 miles at Junction 15 and Cheltenham provides access to Junction 11a of the M5 to Birmingham and the north. Kemble Station is approximately 6 miles away and provides a regular service to London Paddington taking approximately 70 minutes.

Description

A well-appointed three bed semi-detached country cottage in the heart of a the ever popular village of Down Ampney.

The house is configured over two floors and on the ground floor accommodation comprises, a light and airy sitting room, entrance hall, bathroom, kitchen/breakfast room and an addition storage room at the rear.

On the first floor the well proportioned rooms continue with three bedrooms all with ample natural light and high ceilings.

The house offers purchasers a unique opportunity to make their mark, as could benefit from some internal modernisation throughout.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure

Freehold

Local Authority

Cotswold District Council

Tax Banding – C

Services

Mains Water, electric & Gas

Private drainage

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cirencester Office.

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Gross Internal Area 899 sq ft, 83.5 m²

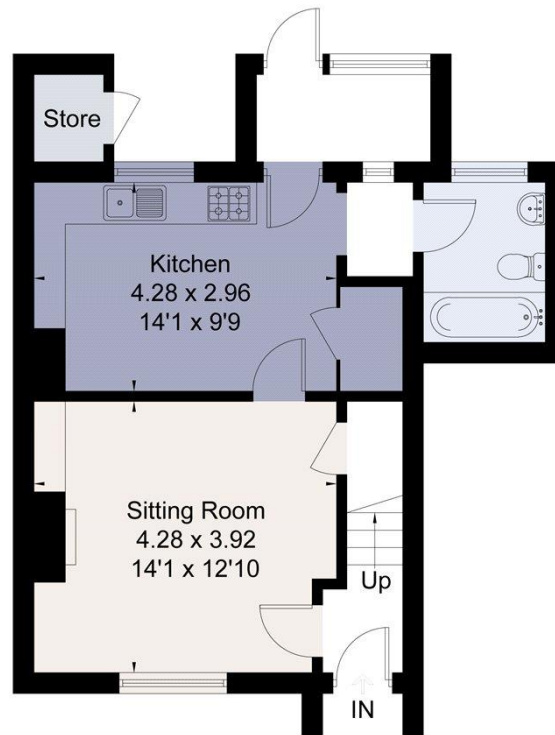
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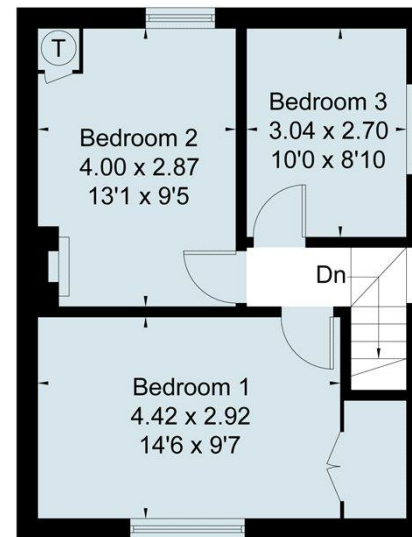
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Approximate Area = 83.5 sq m / 899 sq ft
Store = 1.2 sq m / 13 sq ft
Total = 84.7 sq m / 912 sq ft (Excluding Shed)
For identification only. Not to scale.
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Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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