

WEST HOUSE

LAINES FARM, DOWN AMPNEY, CIRENCESTER, GLOUCESTERSHIRE



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*A stunningly presented
Georgian village house*

Cirencester 6 miles • Kemble Station 8 miles

Cricklade 4 miles • Swindon 11 miles

(Distances are approximate)

Entrance Hall • Utility • Cloakroom

Drawing Room • Living Room

Kitchen/Breakfast Room

5 Bedrooms • 2 Shower Rooms

Ensuite Bathroom

Garden to front and rear • Double Garage





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 William 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

West House provides the perfect combination of old charm and up to date facilities. Indeed the property is beautifully presented with a high degree of appointment throughout. On entering the property there is an immediate impression of style and quality carefully blended with the character of a Georgian period property. Equally the well-proportioned nature of the ground floor gives a sense of light and space. Indeed the light and natural flow is further enhanced by large sash windows and doors to the garden from the kitchen and front door. The reception rooms and kitchen are particularly attractive rooms which offer flexible accommodation. Both the living room and drawing room are fairly equal size and both benefit from double sash windows. The hand painted kitchen is superbly fitted with an excellent range of wall and floor cupboards. There is also the latest state of the art electric Aga and integrated dishwasher. The room is also home to a stunning original fireplace which makes for a lovely feature. Off the reception hall is a useful and well fitted utility room and a cloakroom. The hall / study gives access to the first floor which includes two large bedrooms and two bathrooms. This includes the luxurious master bedroom suite which is an outstanding light and airy room. On the second floor there are three further double bedrooms and a bathroom all of which are well appointed and highly practical. The present owners have imaginatively improved the garden with a comprehensive scheme of planting. The main lawned areas are on both the west and



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Approximate Gross Internal Area:

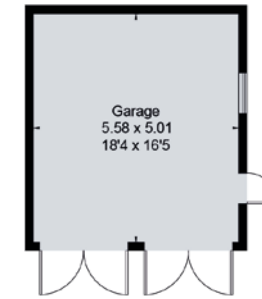
Main House: 259.2 sq m / 2790 sq ft

Garage = 27.9 sq m / 300 sq ft

Total = 287.1 sq m / 3090 sq ft

Including Limited Use Area (6.8 sq m / 73 sq ft)

For identification only. Not to scale.



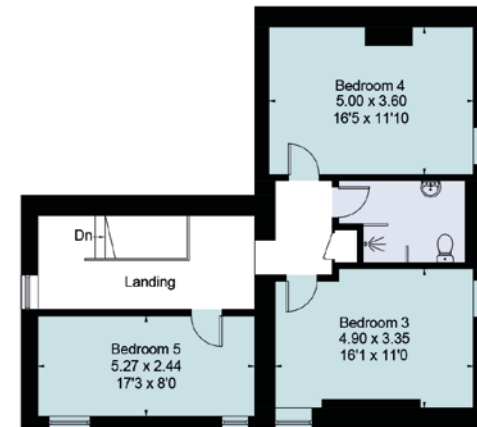
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

east side of the house. A glazed door leads directly from the kitchen to a flagstone terrace with a seating area. The further garden to the west side has a number of well planted trees as well as a vegetable patch. The property is approached over a shared driveway which leads to the double garage and private parking area. From here a pathway leads up to the front door.

TENURE

Freehold with vacant possession upon completion.

SERVICES

Mains water, electricity, gas and drainage.

LOCAL AUTHORITY

Cotswold District Council.

COUNCIL TAX

Band G

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

VIEWING

Strictly by appointment with the agents.



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