

CUMBERLAND HOUSE

AMPNEY CRUCIS • CIRENCESTER • GLOUCESTERSHIRE







CUMBERLAND HOUSE

AMPNEY CRUCIS • CIRENCESTER • GLOUCESTERSHIRE

Cirencester 3 miles, Kemble Station 5 miles, Swindon Station 14 miles, M4 (J15) 18 miles
(All distances are approximate)

A well presented period village house
set in a good sized garden

Entrance Hall | Cloakroom | Drawing Room | Dining Room
Sitting Room/Conservatory | Kitchen/Breakfast Room

6 Bedrooms | 3 Bathrooms | Utility Room

Gravelled Parking | Garaging | Established Gardens and Grounds

In all about 0.72 acres



Savills Cirencester
1 Castle Street, Market Place
Cirencester, Gloucestershire
GL7 1QD

Contact: A Coaker
acoaker@savills.com
01285 627550

www.savills.co.uk

Situation

The Cotswold village of Ampney Crucis, which takes its name from the 14th Century cross in the graveyard, supports a church, primary school, pub/hotel, cricket ground and an active village hall.

The Roman town of Cirencester is the nearest town and provides an excellent range of shops and services. There are two superstores, including Waitrose, and an A&E hospital, leisure centre and outdoor swimming pool. Other regional centres include Cheltenham, Oxford and Swindon whilst the A419/A417 provides dual access to the M4 (Junction 15) and the M5 (Junction 11a).

Recreational pursuits in the locality include sailing at the Cotswold Water Park, polo at Cirencester Park, golf at Cirencester Golf Club, National Hunt racing at Cheltenham as well as local rugby and cricket clubs. A good choice of private and state schools is readily available and include Hatherop Castle, Rendcomb College, Beaudesert Park and the Cheltenham Colleges.

Description

Cumberland House is a delightful period village house which provides good sized family accommodation. On the ground floor there are two formal reception rooms, both with open fireplaces. There is also a sitting/garden room which opens out in to the courtyard, as does the drawing room. The kitchen/breakfast room overlooks the garden and is well fitted.

On the first floor there are four bedrooms (three being double) together with two bathrooms. On the second floor there are two further bedrooms, one of which has an en suite bathroom.

Outside there is a utility/boiler room although plans have been drawn up for it to be connected to the main house.

The property is approached through solid timber gates with a gravelled parking area extending to the triple car port. The garden itself is arranged between a formal garden close to the house and a more natural area with orchard and a mulberry tree. The formal area is surrounded by Cotswold stone walling and comprises a central lawn and herbaceous borders.





GENERAL INFORMATION

Tenure

Freehold.

Services

Mains water, electricity and drainage. Oil fired boiler.

Local Authority

Cotswold District Council Tel: 01285 623000.

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.

Directions (GL5 5RY)

From Cirencester take the A417 Lechlade Road. After about three miles turn left immediately before the Crown of Crucis Hotel, signposted Ampney Crucis. Follow the village lane up the hill and Cumberland House will be found on the right hand side, just beyond the Village Hall.

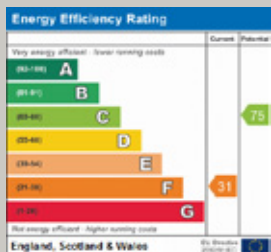
Viewings

Strictly by appointment with Savills.

Important Notice

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs Taken: 2016. Brochure printed April 2021.

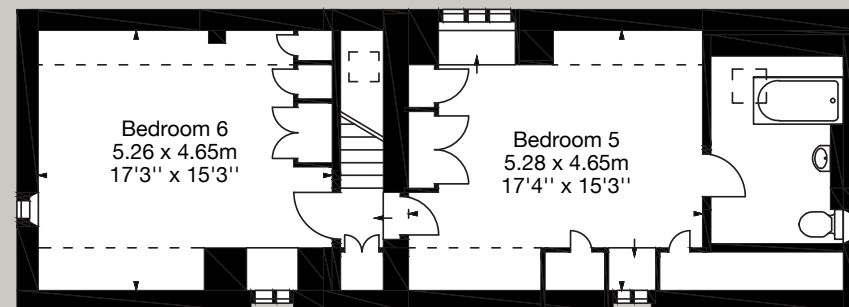
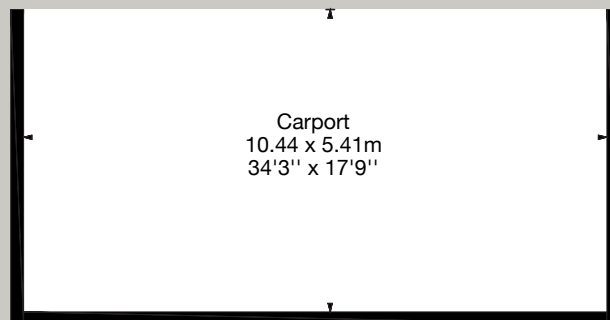




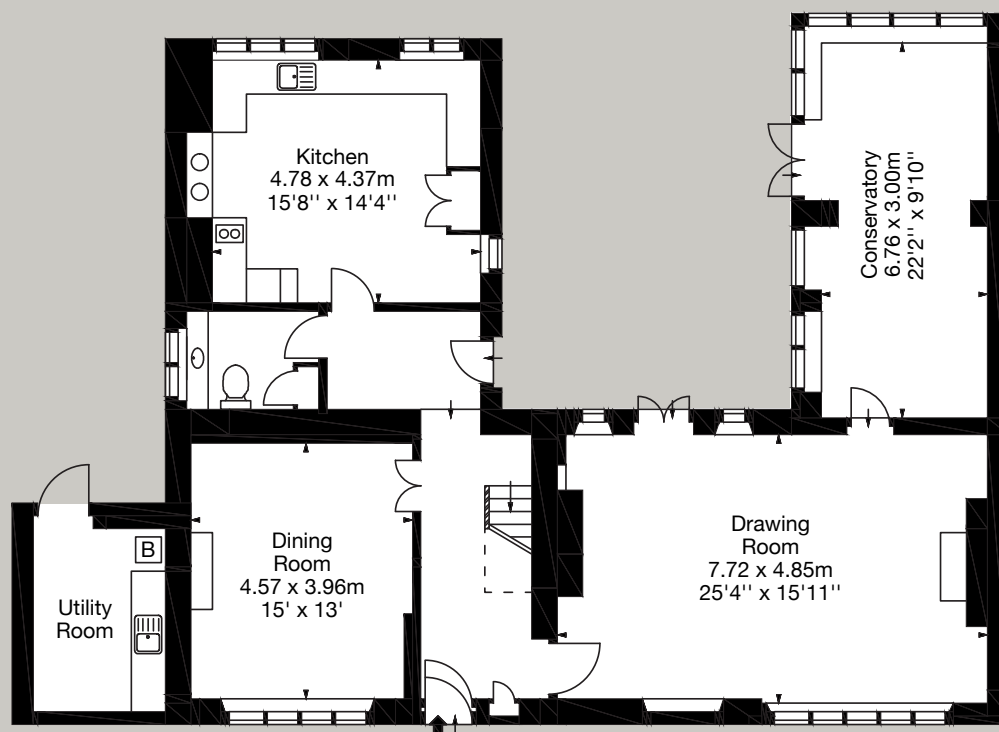
CUMBERLAND HOUSE

Approx. Gross Internal Area = 3391 Sq Ft - 315 Sq M

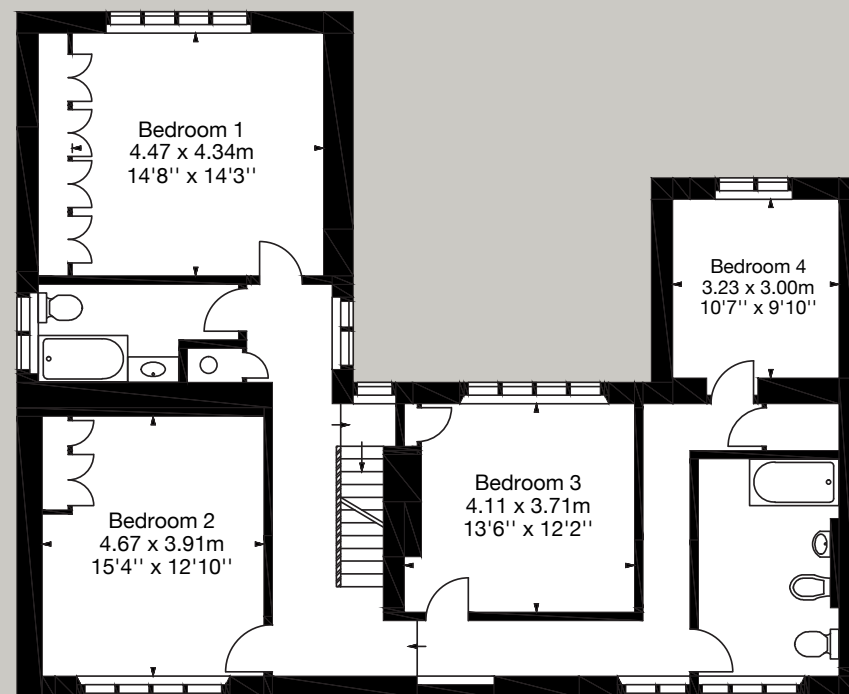
Carport Approx. Gross Internal Area = 607 Sq Ft - 56 Sq M



Second Floor



Ground Floor



First Floor



savills