Ampney Park
Ampney Crucis ~ Gloucestershire
Historic Grade II Listed Cotswold Country House within Magnificent Grounds

AMPNEY PARK
AMPNEY CRUCIS ~ GLOUCESTERSHIRE

Cirencester 2.5 miles, Kemble 8 miles (London Paddington 70 minutes), Cheltenham 18 miles, Heathrow Airport 80 miles, London 93 miles. (All distances and times are approximate).

- Reception Hall, 6 Reception Rooms including Grand Hall, Family Kitchen with separate Catering Kitchen, Billiards Room, Indoor Swimming Pool, extensive Cellars including Wine Cellar.
- Master Bedroom Suite with a Dressing Room, 8 further Bedrooms with ensuite bath/shower rooms, self-contained one bedroom Staff Flat.
- The Stone Barn with a Studio Flat and Gymnasium, 2 Bedroom Flat on the first floor.
- A two bedroom Cottage.
- Stable Yard with 7 Stables and a Groom’s Flat, large Indoor Arena, Outdoor Manège, additional range of 7 timber Stables.
- Beautiful terraced Gardens and Grounds, Tennis Court.
- Magnificent Lake and River, Paddocks and Woodland.

IN ALL ABOUT 25.5 ACRES

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Ampney Park is conveniently located on the edge of the sought after village of Ampney Crucis. The village has a reputation as a friendly rural community, with a parish church, which can be accessed privately from the house and a wonderful local pub which is bordered by the Ampney Brook.

Cirencester is the nearest town and is often referred to as the Capital of the Cotswolds. Shopping in the town is highly regarded and off the main streets there are many interesting back lanes with specialist shops, particularly on Blackjack Street. The Market Place hosts a twice weekly market as well as a Farmer’s Market every other Saturday.

Sporting and recreational pursuits include National Hunt racing at Cheltenham and highly regarded polo clubs at Cirencester Park and The Beaufort. There is hunting locally with the VWH and Cotswold Hunts and there are also a variety of nearby golf courses. The Cotswold Water Park is near by and offers an extensive range of water sports including; water skiing, sailing, kayaking etc. The surrounding countryside also offers many excellent rides and walks directly accessible from the property.

After the dissolution of the monasteries it is documented that the Lynsey family occupied Ampney Park for around 20 years prior to George Lloyd’s tenure. In 1593, the Manor of Ampney Crucis was transferred to Anthony...
Ampney Park

Playdell and remained in the possession of his family until 1724. The core of the present house is reputed to have been built in 1628. More recent alterations have made the precise original arrangement debatable, however the parlour survives as one of the most perfect early 17th Century interiors in the country, with a swagger stone chimney piece, panelling and an ornate plaster ceiling. The importance of the plaster work in the overall scheme is unusual in Gloucestershire and the panelling is also of exceptional quality. Within the Grand Hall is a magnificent Jacobean ceiling with the pendant bosses, panelling and a carved stone fireplace and over mantle with figures of c1625 and the arms of Pleydell. In 1724, Ampney Park passed by marriage to the Dawnay’s of Cowick Hall in Yorkshire and in 1765 it was sold to Samuel Blackwell of Cirencester. His family owned the property until 1891, and it was believed to be George Blackwell who replaced older buildings with the long Georgian north wing. In the 1890s the new owner, Edmund Cripps, added a Billiard Room and further accommodation to the East of the house. Later the house was the home of the politician, Sir Frederick Cripps, until his death in 1959.
AMPNEY PARK

Ampney Park is an impressive Grade II listed Manor House set in beautiful formal lakeside gardens and surrounded by rolling and woodland parkland, extending to about 25.5 acres.

Approached through wrought iron gates set in fine stone piers, the driveway takes you over Ampney Brook flanked by clear water lakes and winds through its own parkland arriving at the front of the house.

The house itself is well laid out with elegant reception rooms and an impressive reception hall. One room of particular importance is the Grand Hall. Described by Nicholas Kingsley as “one of the most perfect early 17th Century interiors in the country”. This room has extensive oak panelling of exceptional quality, carved to depict mythical beasts all individually designed. The Jacobean ceiling is extremely impressive with beautifully moulded pendant bosses.
The Grand Hall leads on to the Drawing Room which has ornate cornicing and French doors leading onto the garden terrace. The Library is accessed from the Drawing room, your eyes are drawn to the open fireplace with a marble mantel and surround, flanked by two recessed display alcoves, with further fitted bookcases.

The Billiards room is particularly special with stained glass windows depicting the coats of arms of the Cripps, Radcliffe and Brydges families. From here there is access to the indoor swimming pool there are also doors to the drawing room and hall flowing back into the reception hall.

There is a wide cantilever staircase rising from the reception hall taking you to the first floor, here there are seven bedroom suites and a further bedroom and bathroom. On the second floor are two further bedrooms.
APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 1,400 sq m / 15,075 sq ft inc. Apartment
Stone Barn: 170 sq m / 1,830 sq ft
Stable Cottage: 82 sq m / 884 sq ft
Total: 1,652 sq m / 17,789 sq ft
ADDITIONAL ACCOMMODATION

Within the house there is a self-contained staff flat that can be accessed via the kitchen hallway and also has its own independent access from outside. Situated outside between the house and the stable yard there is a self-contained two bedroom dwelling known as Stable Cottage.

Additionally, The Stone Barn is located opposite the rear of the house and conveniently accessed from the kitchen via a pretty courtyard with a raised pond and fountain. A former coach house, it now accommodates the gym, changing room and a separate one bedroom studio flat on the ground floor. There is a superb two bedroom flat on the first floor.

STABLE COTTAGE

Approximate Gross Internal Floor Area:
Stable Cottage: 82 sq m / 884 sq ft

STONE BARN

Approximate Gross Internal Floor Area:
Stone Barn: 170 sq m / 1,830 sq ft
There is a stable courtyard with seven loose boxes and a one bedroom groom’s flat. In addition there is an indoor riding school with a viewing gallery and two cloakrooms with an adjoining machinery store. There is an outdoor manège and an additional 7 stables of timber construction.

The modern estate maintenance buildings and workshops are located towards the north-western corner of the property and accessed via a separate drive. The kitchen garden is also located in this extremely pretty area of the property with its network of streams, ponds and abundance of wildlife.
GARDENS AND GROUNDS

The stunning gardens lie mainly to the southern side of the house and are approached from the main reception rooms by a raised terrace. They have been cleverly designed to create grand displays in the Spring and the Autumn months.

An immaculate parterre garden forms the lower terrace of the formal gardens and is beautifully designed and constructed with Cotswold stone retaining walls, stone steps, gravel pathways and an array of colourful borders. Formal lawns incorporated by herbaceous borders, rose beds and mature trees lead down to the naturally fed clear water lakes beside the Ampney Brook. The wonderful lakes and flowing water provide for an abundance of wildlife including swans, which have been know to frequent the habitat.

A stone tiled pavilion overlooks the croquet lawn to the south-east. Walks along the brook wind around the lakes and through a variety of specimen trees and pretty under-planting which comes in to its own during spring.

The formal gardens are separated from the former deer park by a ha ha and iron parkland railings.
GenerAl remArks
And
stipulAtions

Tenure
The property is Freehold

Postcode
GL7 5RY

Wayleaves and Rights of Way
The property is sold subject to rights of way, whether public or private, light support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for utility services, whether referred to in the conditions of sale or not.

Fixtures and Fittings
All fitted carpets and certain light fittings are included in the sale. All blinds, curtains, furniture, and garden ornaments may be available by separate negotiation.

Services
• Mains water, electricity, and drainage.
• Oil fired central heating system to the house and staff flat.
• Electric heating in the cottage with LPG for cooking.

Local Authority
Cotswold District Council
Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Telephone: 01285 623000.

Directions
From London take the M4 to Junction 15. Exit and proceed north towards Cirencester on the A419. At the Cirencester ring road turn right at the first roundabout and go straight over the roundabout following the A429. At the traffic lights, turn right on to Cherry Tree Lane which connects you to the A417. Turn left and follow the A417 for just over a mile, the entrance gates to Ampney Park can be seen on the left about 500 yards after the sign for Ampney Crucis.

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