

WATERTON FARMHOUSE
AMPNEY CRUCIS, GLOUCESTERSHIRE



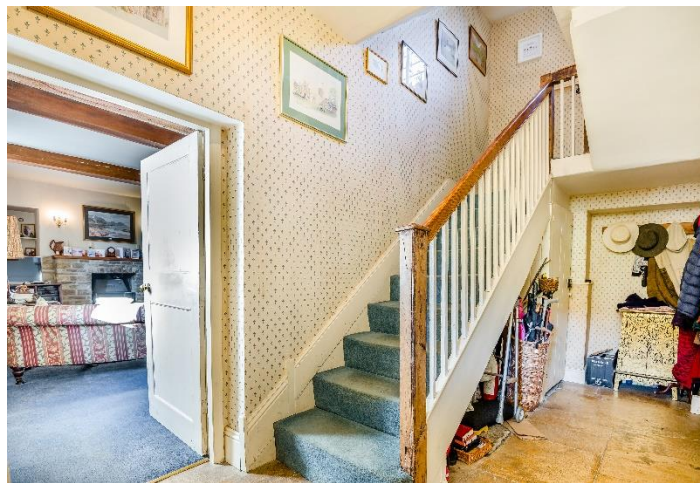
MOORE ALLEN
& INNOCENT

WATERTON FARMHOUSE

Ampney Crucis
Cirencester
Gloucestershire
GL7 5RR

An early C18 Cotswold farm house, Listed Grade II for its historical interest, occupying a rural location on the edge of this fine village, just two miles east of Cirencester.

- Classic Cotswold farmhouse
- Three reception rooms
- Four bedrooms and two bathrooms
- Established gardens and orchard
- Double garage and ample parking
- 2,838 sq ft GIFA (263.7 sqm)
- In all estimated 0.742 acres (0.300 ha)



GUIDE PRICE
£995,000
FREEHOLD

LOCATION

Ampney Crucis is a vibrant village set in charming countryside, just two miles to the east of Cirencester. Mentioned in The Domesday Book, the village has great heritage. Today, the village community is boosted by the primary school, village hall and busy hotel. The village has a playing field, cricket ground and is bound by splendid countryside walks along the Ampney Brook.

Nearby Cirencester known as the 'Capital of the Cotswolds' is a bustling market town offering an excellent range of amenities and is a popular location for visitors who seek to explore the Cotswolds. The town provides a good selection of education at all levels, modern medical practices, sporting facilities and an extensive range of clubs, associations and pastimes. From Cirencester, Swindon c.17 miles and Cheltenham c.18 miles.

PROPERTY

Waterton Farmhouse lies on the southern edge of the village, backing onto the Cirencester Road and positioned within the conservation area. This handsome detached farmhouse has been traditionally constructed of natural stone elevations set beneath a pitched Cotswold slate roof and offers characterful accommodation presented over three floors.

To the ground floor, the porch gives cover to the front door that opens into the flagstone entrance hall with stairwell. The principal reception reflects windows to three aspects, exposed ceiling beam, recessed shelving and central fireplace housing a wood burning stove. The dining room with dual aspect features a wood parquet floor, sizeable fireplace and access to the study and kitchen. The kitchen enjoys the comfort of a four oven Aga, basic range of fitted units and space for breakfast dining. Doors to garden and the spacious utility room with cloakroom off.

A shallow tread staircase leads to the first floor providing access to a rear landing serving a bathroom and double bedroom, main landing with access to the principal bedroom with adjoining dressing room and guest bedroom. Stairs rise to the second floor where a large landing affords ample space for a study, door to extensive double bedroom with store and spacious bathroom. Exposed beams and dormer windows to front.

To the outside, the handsome house offers a driveway affording parking, detached double garage and gated access into the private gardens. A gravelled terrace encompasses a southerly aspect with steps leading onto lawns. To the side of the property is an orchard and great potential to reinstate the kitchen garden.

Waterton Farmhouse is a delightful spacious home. The property would benefit from some updating. Viewing a must!



GARAGE
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 2838sq.ft. (263.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DIRECTIONS

Leaving Cirencester to the east on the Fairford Road (A419), after about two miles the rear of the property will be seen on your right, shortly before The Crown on Ampney Brook hotel.

GENERAL INFORMATION

Council Tax Band 'G' charges 2023/24 £3,405.47. Oil fired heating. Mains electricity and water, private drainage.

Local Authority: Cotswold District Council, Cirencester 01285 623000.
The property is freehold offering vacant possession upon completion.
EPC – exempt.



33 Castle Street, Cirencester, Gloucestershire, GL7 1QD
01285 648100 cirencester@mooreallen.co.uk



DISCLAIMER

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