Oakbale House,
Ampney St Mary, Cirencester, Gloucestershire

Strutt & Parker

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A beautifully converted Cotswold barn offering impressive openplan living and five en suite bedrooms in a peaceful rural setting.

A striking barn conversion combining impressive vaulted interiors with generous and versatile living space, set in a peaceful rural setting close to Cirencester.

The property

Oakbale House is an impressive barn conversion situated in a quiet rural setting close to Ampney St Mary. Converted from a former agricultural building, the house now provides substantial and carefully arranged accommodation, combining the character of the original structure with the scale, comfort and finish expected of a modern country home.

The principal living space forms the heart of the house and is particularly striking in both scale and design. Arranged as an open-plan kitchen, dining and sitting room, it is defined by its vaulted ceiling, exposed beams and impressive glazing, all of which create a bright and airy interior with a strong architectural identity. The sense of space is enhanced by a mezzanine gallery above, while the overall layout is well suited to both everyday living and entertaining. Oak flooring and carefully chosen finishes contribute to the cohesive and well-considered feel of the house.

The bedroom accommodation is arranged to offer both flexibility and privacy. The principal suite includes a dressing area with fitted storage and a generous en suite bathroom. The remaining bedrooms are well distributed across the house, each with en suite facilities, making the property equally suitable for family occupation, guest accommodation or multigenerational living. The configuration also allows certain rooms to be used in alternative ways if required, depending on a purchaser's needs.

Modern systems were incorporated as part of the conversion, allowing the house to retain its period character while benefitting from practical contemporary features for day-to-day living.

4087 sq ft (379.23 sq m) | 2/3 reception rooms | 5 bedrooms
5 bathrooms | Double garage | 1.44 acres
Freehold | Semi rural

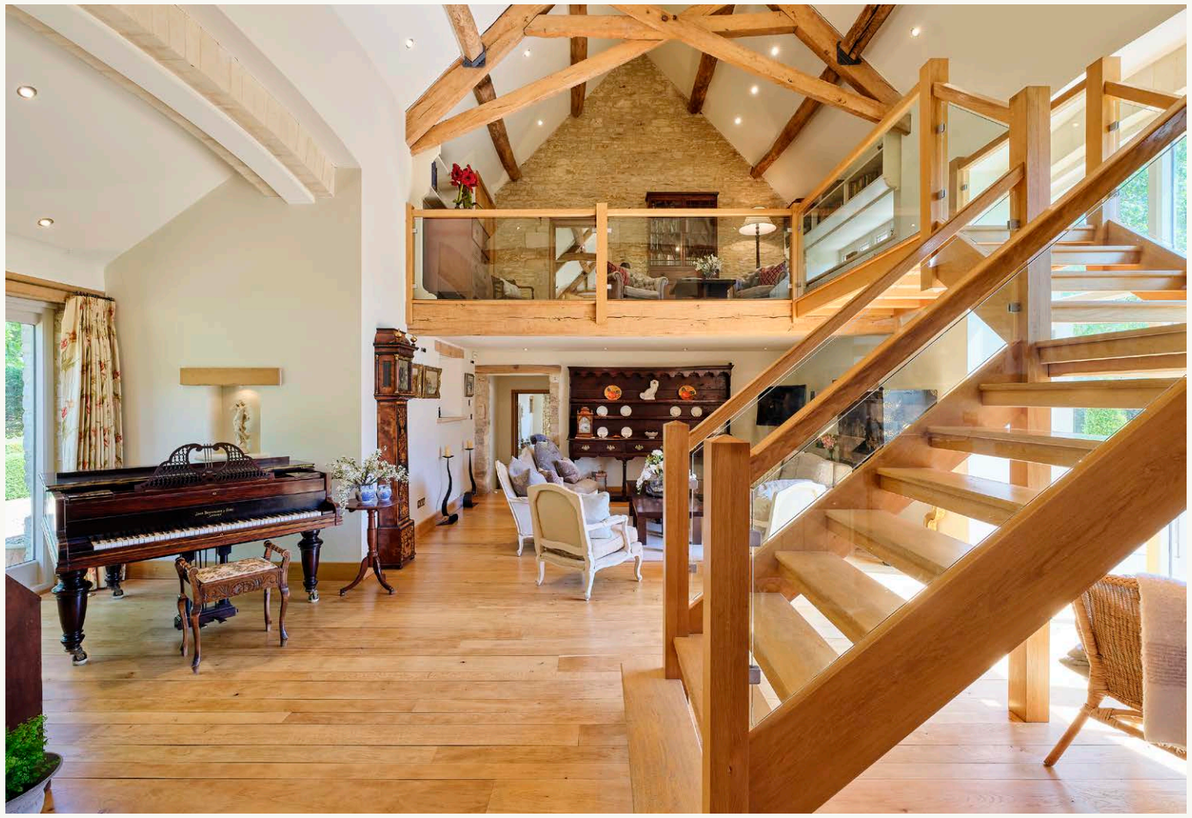
Guide price £2,250,000

Gardens and Grounds

The external setting is an important part of Oakbale House and adds greatly to its appeal. The property is approached via a spacious driveway providing ample parking for numerous vehicles, together with a gated area in front of the garage offering additional secure parking. The garage itself benefits from a substantial power supply, while further external power is available within the garden, enhancing the practicality of the outside space.

The gardens have been thoughtfully arranged to complement the house, with several doors opening directly from the main accommodation on to terraces and seating areas to the rear, creating an excellent flow between the house and garden for both everyday use and entertaining. Mature hedging and established shrubs provide privacy and structure, while planted areas soften the setting and add seasonal interest. A distinctive triangular lavender bed introduces colour and character, and a fenced paddock to the front further enhances the sense of openness and the semi rural nature of the property.

An external staircase serving one of the first-floor bedrooms adds a further element of flexibility, and external lighting has been installed to complement both the house and grounds. Overall, the outside space is well designed, attractive and highly functional, providing a natural extension to the accommodation.



Situation

Oakbale House enjoys a peaceful countryside setting close to Ampney St Mary, yet remains highly convenient for the amenities of Cirencester and the wider road and rail network. The surrounding area is known for its attractive Cotswold landscape, with a network of quiet lanes, open farmland and nearby villages contributing to its enduring appeal.

Cirencester, often regarded as the capital of the Cotswolds, lies a short distance away and provides a broad range of shopping, dining, schooling and leisure facilities. Further communications are available from Kemble and Swindon, both of which offer mainline rail services to London Paddington, while the M4 and M5 provide convenient access to London, Bristol, Cheltenham and the Midlands.

The area also offers excellent opportunities for outdoor pursuits and country living, including walking, riding and cycling, together with golf, racing and the extensive leisure amenities of the nearby Cotswold Water Park. The surrounding countryside offers a wealth of recreational opportunities including walking, cycling and riding, together with golf courses, racing at Cheltenham and the extensive lakes and leisure facilities of the nearby Cotswold Water Park.

Postcode region: GL7

General

Local Authority: Costwold District Council
Services: Mains water and electricity. Oil fired boiler.
Private drainage.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here
https://checker.ofcom.org.uk/en-gb/

Approximate Floor Area = 348 sq m / 3751 sq ft
Garage = 31.23 sq m / 336 sq ft
Total = 379.23 sq m / 4087 sq ft

First Floor

Ground Floor

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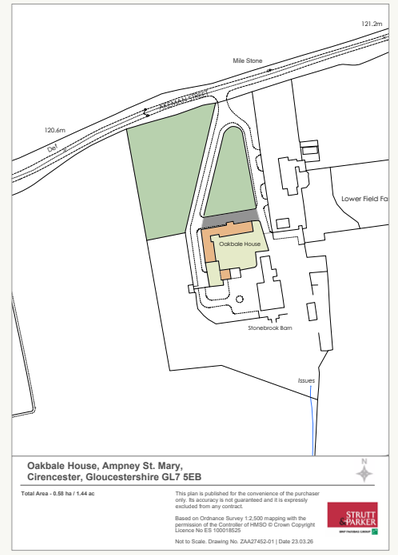
Strutt & Parker Cirencester
15 Dyer Street, Cirencester, GL7 2PP
01285 653101 | cirencester@struttandparker.com



@struttandparker struttandparker.com

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