Spring Cottage

54 Hilcot End, Ampney Crucis, Cirencester, Gloucestershire

A 5 bedroom period home in a highly desirable village location with detatched summer house and private gardens.

A beautifully presented and deceptively spacious Cotswold home, offering flexible living over three floors and situated on the outskirts of the ever-popular village of Ampney Crucis. Spring Cottage combines modern convenience with charming interiors, and benefits from a private garden, summer house and off-street parking.

- **2 RECEPTION ROOMS**
- **5 BEDROOMS**
- **2 BATHROOMS**
- **ANCILLARY ACCOMMODATION**
- **0.12 ACRES**
- **FREEHOLD**
- **RURAL/ VILLAGE**
- **2,373 SQ FT**
- **O.I.E.O £900,000**

The property

Spring Cottage is a much-loved village home, offering well-proportioned and versatile accommodation ideally suited for modern family life. Set at the end of a quiet, no-through lane with a gravelled driveway, the property enjoys privacy and tranquillity, while being within each reach of Cirencester.

The ground floor comprises of an entrance hallway, cloakroom, kitchen into open-plan dining room, and a sitting room. The layout flows naturally, creating excellent entertaining space and day-to-day comfort. The open-plan kitchen and dining room is ideal for family life, while the sitting room offers a warm and inviting place to relax.

To the first floor there is the principal bedroom with en suite set off a large landing / home office space, two further guest bedrooms and a family bathroom. The second floor offers two further bedrooms, one currently being utilised as a home office and the other as a studio, both of which are comfortable and generous in size. The room currently used as an office has underfloor plumbing in preparation for the possible future conversion to an en-suite if a future buyer wanted to utilise the second floor as a principal suite or guest accommodation.

Outside

To the rear, the garden is both private and enclosed, mainly laid to lawn and bordered by an array of herbaceous plants and mature trees. A generous patio provides the perfect setting for summer dining and entertaining.

The ancillary accommodation, added to the property in 2014, is a light and spacious detached summer house and workshop, offering superb flexibility as a creative space, gym, home office or annex (subject to the necessary planning consents).

The gravelled driveway provides parking for two large vehicles, and includes an electric car charger.

Location

Ampney Crucis is one of the most sought-after villages in the Cotswolds, characterised by its pretty stone houses, active community, and proximity to the Roman market town of Cirencester. The village benefits from a well-regarded primary school, charming church, an award winning pub and excellent access to countryside walks. Cirencester provides a comprehensive range of amenities including boutiques, cafes, supermarkets, and excellent schooling options.

There is quick access to the A417/A419 and onward connections to the M4/M5. Kemble Station, with direct trains to London Paddington, is just a short drive away, making this an ideal base for commuters or weekenders alike.

Distances

- Cirencester 2.5 miles
- Kemble 7 miles
- Cheltenham 16 miles

Nearby Stations

- Kemble Station 7 miles (London Paddington approx. 75 mins)
- Swindon 12 miles (London Paddington approx. 55 mins)

Nearby Schools

- Ampney Crucis C of E Primary School
- Deer Park School, Cirencester
- Rendcomb College (Independent)
- Westonbirt School (Independent)

The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Floorplans

Main House internal area 1,973 sq ft (183 sq m)
Ancillary Accommodation internal area
400 sq ft (37 sq m)
Total internal area 2,373 sq ft (221 sq m)
Quoted Area Excludes 'External Wood Store/Oil Tank'
For identification purposes only.

Directions

GL7 5HG

what3words: ///submitted.theme.bookshop

General

Local Authority: Cotswold District Council

Services: Mains water, electricity, and drainage. Oil-fired central heating. Fibre to the premises.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band F

EPC Rating: Band D

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