

# 5 Linden Lea

Down Ampney, Cirencester, Gloucestershire



**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A well-proportioned village home with southerly gardens, a detached double garage and additional garden land.

A well-positioned and generously proportioned family home, occupying a desirable setting within a small close and benefiting from an additional parcel of garden land.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2,536 SQ FT**



**O.I.E.O  
£800,000**



### The property

5 Linden Lea is an attractive and well-arranged family home, originally constructed as the development's show home and occupying a particularly desirable position within this small and established close. The property is well proportioned throughout and offers flexible accommodation suited to both family living and entertaining.

The ground floor is approached via a spacious entrance hall, creating an immediate sense of light and space. The sitting room is a comfortable and welcoming reception room and enjoys direct access into the conservatory, which provides an additional living space with views over the garden. A separate dining room offers a more formal setting for entertaining, while the kitchen/breakfast room is well positioned for everyday family life and is supported by a utility room.

A study provides an ideal space for home working or quiet use, and a cloakroom completes the ground floor accommodation.

On the first floor, the principal bedroom benefits from an en suite shower room, while a guest bedroom also enjoys its own en suite shower room. Three further double bedrooms are served by a family bathroom, and all four double bedrooms benefit from fitted wardrobes, providing excellent built-in storage. The property also benefits from a substantial attic space, offering a generous amount of additional storage.





## Gardens and grounds

The property enjoys a private and enclosed rear garden with a southerly aspect, providing an attractive and sunny outdoor space for relaxation and entertaining. Beyond the driveway, there is an additional parcel of garden land, a particularly valuable feature which offers further flexibility and is ideal for keen gardeners, children or grandchildren.

A detached double garage is located to the rear of the property, with parking provided to the front, ensuring both convenience and practicality.

## Situation

Down Ampney is a well-regarded and attractive village situated to the east of Cirencester, surrounded by open countryside and offering a strong sense of community. The village benefits from a parish church, village hall and a range of local activities, while neighbouring villages and nearby market towns provide a wider selection of amenities.

Cirencester, often regarded as the capital of the Cotswolds, offers an excellent range of shops, restaurants, schools and leisure facilities. Fairford provides further everyday amenities and is home to the renowned Royal International Air Tattoo.

Transport links are excellent, with mainline rail services from both Swindon and Kemble providing fast access to London Paddington, and convenient road links via the A417, A419 and M4 connecting the area to London, Bristol and the wider motorway network.



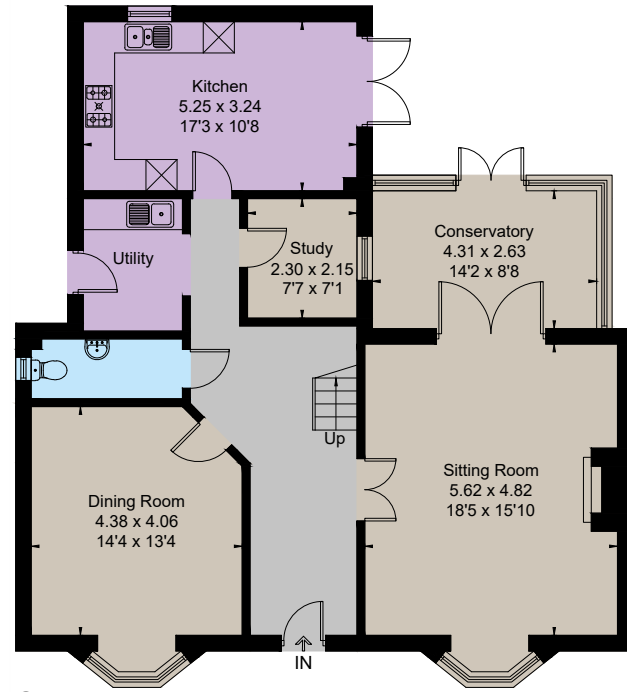
## Distances

- Cirencester 6 miles
- Fairford 4 miles
- Lechlade 7 miles
- Swindon 12 miles (mainline station – London Paddington approximately 55 minutes)
- Kemble 10 miles (mainline station)
- M4 (J15) 15 miles
- Cheltenham 22 miles

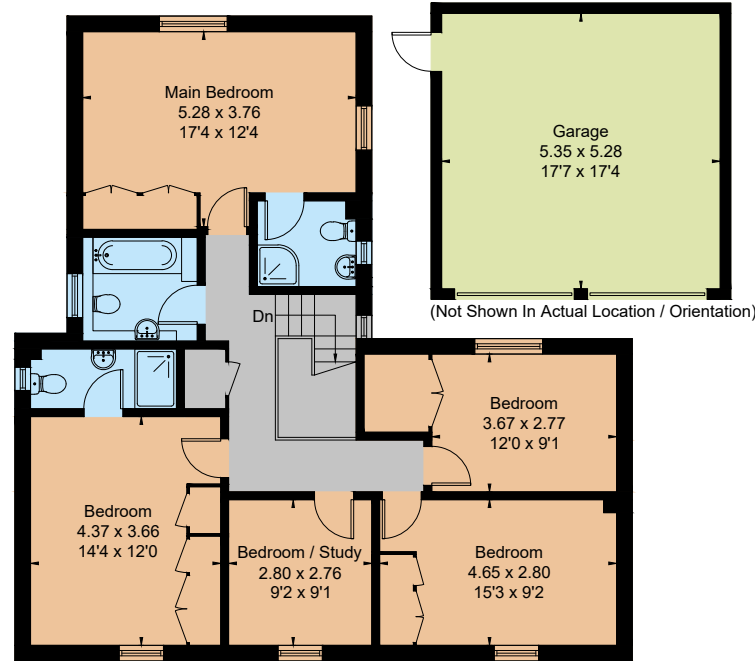




Approximate Floor Area = 207.3 sq m / 2231 sq ft  
 Garage = 28.3 sq m / 305 sq ft  
 Total = 235.6 sq m / 2536 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103174

### Floorplans

Main House internal area 2231 sq ft (207.3 sq m)  
 For identification purposes only.

### Directions

Postcode: GL7 5PF

what3words: ///victory.successor.stability

### General

Local Authority: Cotswold District Council

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

Services: Mains services

Council Tax: G

EPC Rating: C

Parking: Double garage

Viewings: Strictly by appointment through the vendor's selling agents, Strutt & Parker

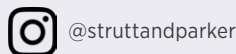
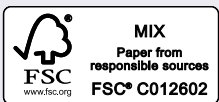
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### Cirencester

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