

4 The Old Estate Yard,  
Down Ampney, Cirencester, Gloucestershire



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& Parker

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**2,254 sq ft (including garage) | Freehold  
3 reception rooms | Open-plan kitchen breakfast room  
4 double bedrooms  
Single garage | Private & enclosed rear garden**

**O.I.E.O £900,000**

## A substantial village house with generous living space, four bedrooms and integral garaging, set within a sought-after Cotswold village.

A spacious and well-appointed family home extending to over 2,200 sq ft, offering versatile accommodation, an integral garage and a desirable village setting close to Cirencester.

### Property

4 The Old Estate Yard is a well-proportioned and thoughtfully arranged family home, offering approximately 2,250 sq ft of internal accommodation, including an integral garage. The property provides a highly functional and versatile layout, well suited to modern family living, with clearly defined reception spaces and generous bedroom accommodation.

The house is entered via a central hallway, which provides access to the principal ground floor rooms and establishes a natural flow throughout the property.

To the front, a spacious reception room serves as the main sitting area, benefitting from good proportions and natural light, with a bay window adding both character and additional internal space. This room provides a comfortable and inviting setting for everyday living.

To the rear of the property, the kitchen/breakfast room forms the heart of the home, offering an excellent space for cooking, dining and informal family life. The room is well sized and benefits from direct access to the outside, making it particularly well suited to both day-to-day use and entertaining. Adjacent to the kitchen is a separate dining room, providing a more formal setting for meals and gatherings.

A study on the ground floor offers an ideal space for home working, positioned conveniently yet privately away from the main living areas. A utility room and cloakroom further enhance the practicality of the layout, while internal access to the garage adds everyday convenience.

### First Floor Accommodation

The first floor provides well-balanced and generous bedroom accommodation.

The principal bedroom is a particularly impressive space, benefitting from a dressing area and en suite bathroom, creating a comfortable and private suite.

Three further bedrooms are all well proportioned and offer flexibility for family, guests or additional workspace. These are served by a family bathroom, providing convenience for modern living.

The layout ensures a good degree of separation between rooms, enhancing both privacy and usability for a family household.

### Garaging and Parking

The property benefits from an integral garage, providing secure parking or additional storage. Further parking is available externally, adding to the practicality of the house.

### Gardens and Grounds

The property forms part of a well-regarded development within a village setting, offering a pleasant and established environment. Outside space provides an opportunity for outdoor seating and enjoyment, complementing the internal accommodation.

### Situation

The property is located within the desirable village of Down Ampney, a well-regarded Cotswold village known for its strong community and attractive surroundings.

The nearby market town of Cirencester, often referred to as the "Capital of the Cotswolds", offers a comprehensive range of amenities including shops, restaurants, cafés and leisure facilities.

The area is well served by schooling, including primary provision within the village and a range of secondary and independent schools in the wider area, such as Cirencester Deer Park School and Hatherop Castle.

Transport links are excellent, with road access via the A417 and A419, and mainline rail services from Kemble providing direct connections to London Paddington.

Postcode region: GL7

### General

Local Authority: Cotswold District Council

Services: Mains gas, water, drainage and electricity.

Council Tax: Band - G

EPC Rating - C

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

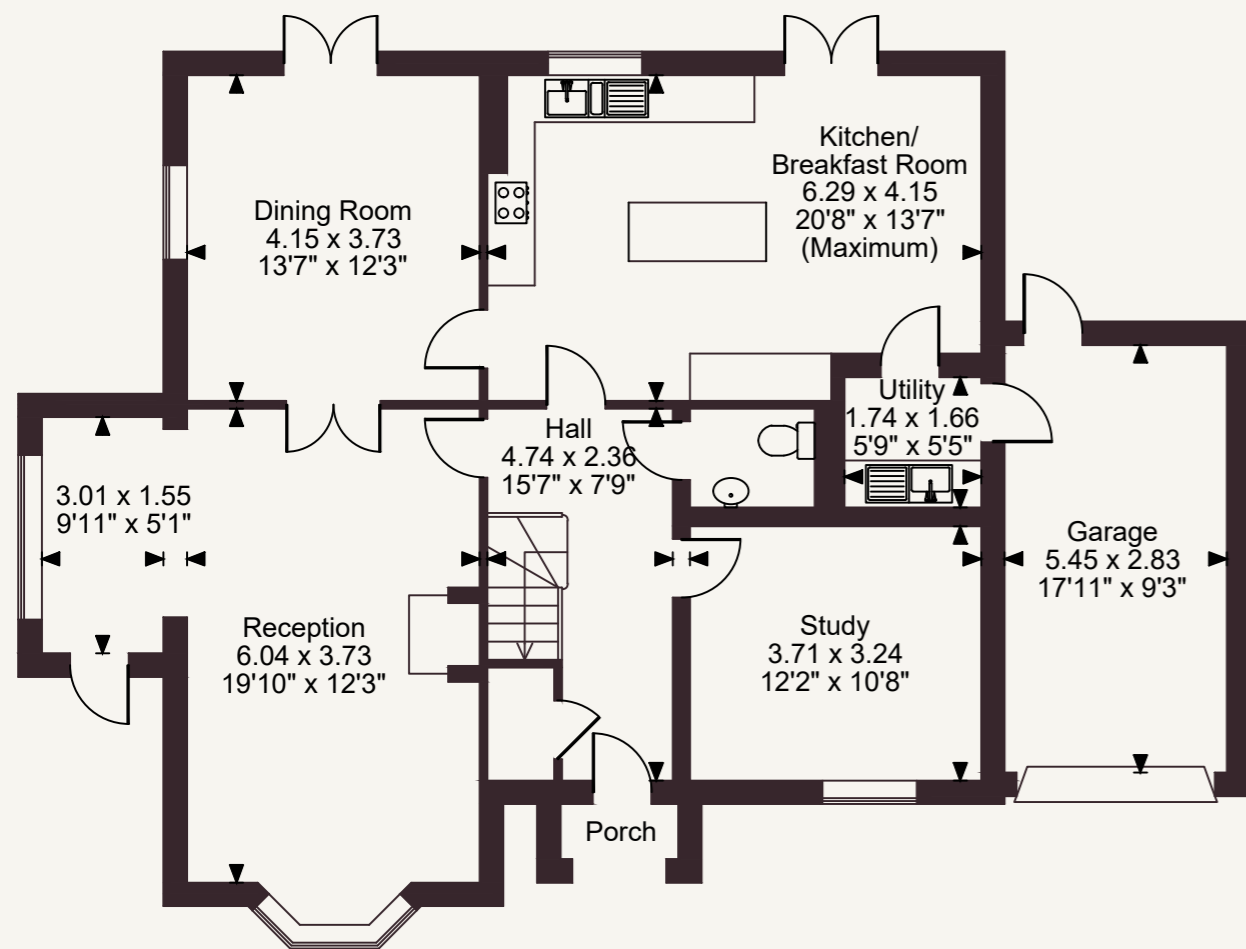
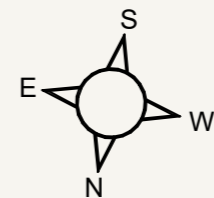


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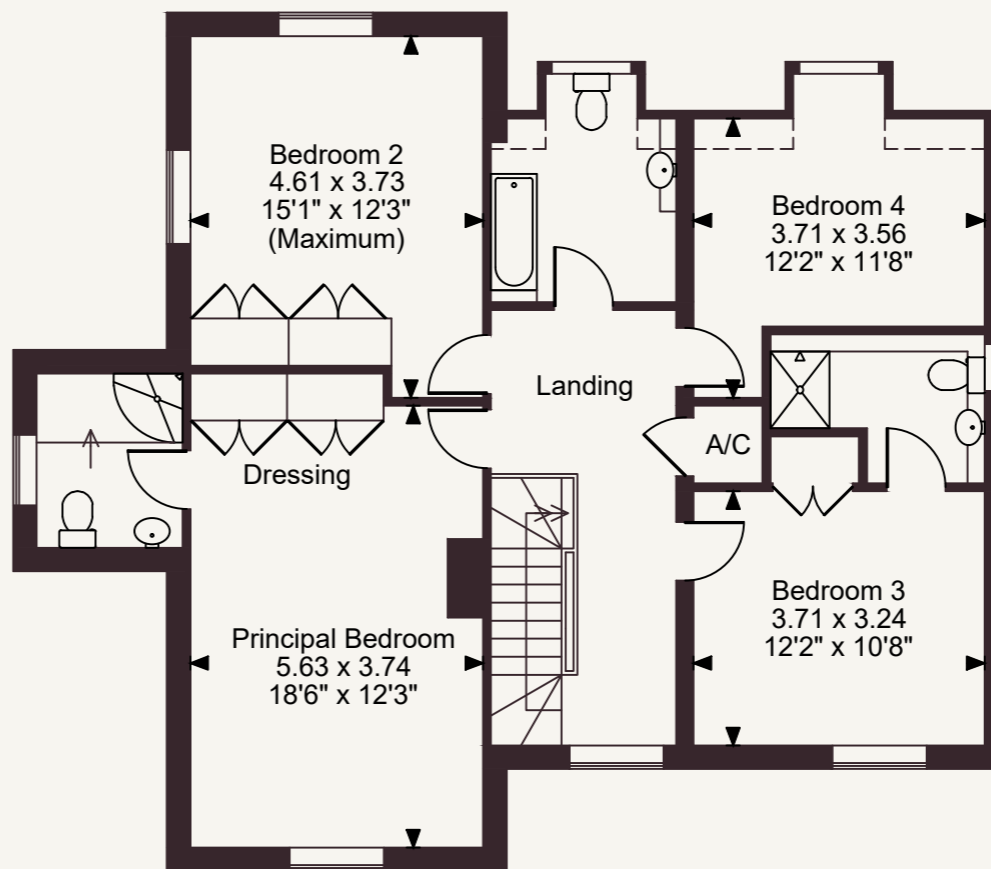
Main House internal area 2,088 sq ft (194 sq m)

Garage internal area 166 sq ft (15 sq m)

Total internal area 2,254 sq ft (209 sq m)



Ground Floor



First Floor

**Strutt & Parker Cirencester**

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The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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