

Pemberley House

8 The Old Estate Yard, Down Ampney, Gloucestershire



Pemberley House is an elegant Cotswold home set within the peaceful surroundings of The Old Estate Yard in Down Ampney

The Old Estate Yard is an exclusive private estate featuring an attractive communal green, with the houses enjoying views across it - a distinctive setting that is almost unique in the area.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



PRIVATE PARKING



LANDSCAPED GARDEN



FREEHOLD



VILLAGE



1586 SQ FT



**GUIDE PRICE
£750,000**

The property

A welcoming reception hall sets the tone for the home, leading to a series of well-arranged reception rooms. The sitting room is well proportioned, with a feature fireplace with double doors opening to the dining room. At the heart of the house lies a spacious kitchen and breakfast room, fitted with bespoke cabinetry and integrated appliances.

From here, a separate door leads directly to the garden. The current owners have extended to the rear to create an additional dining room with full-width bi-fold doors, seamlessly connecting the interior with the garden and providing a light-filled setting for relaxed family living or entertaining. The kitchen, study and cloakroom complete the ground floor accommodation which has underfloor heating throughout.

The first floor provides well-balanced bedroom accommodation. The principal bedroom suite includes fitted wardrobes and an en suite shower room, while two further double bedrooms are served by a family bathroom.





Garden

The garden has been meticulously maintained and thoughtfully designed, offering year-round interest and appeal. To the rear of the house, a wide terrace adjoins the bi-fold doors, creating the perfect space for al fresco dining. Richly stocked borders, and mature planting provide colour and structure, making this an ideal setting for the keen gardener.

A useful outbuilding sits discreetly within the garden and offers superb flexibility - well suited to use as a workshop, home office, or additional storage. To the front, the property is approached via a private gravelled driveway offering ample parking, together with an attached garage.

Location

Down Ampney is a sought-after Cotswold village, known for its strong sense of community and historic charm. The village benefits from a parish church, community shop/post office, village hall, playground, tennis club, football club and cricket ground, together with a network of rural walks and bridleways.

Cirencester, known as the “Capital of the Cotswolds,” lies just a short drive away, offering extensive shopping, restaurants, cultural attractions, and a twice-weekly market.

The property is ideally positioned for access to the A417/A419, providing fast links to Cheltenham, Swindon, and the M4/M5 motorways. Rail connections to London Paddington are available from both Kemble and Swindon, with journey times from around 70 minutes.



Distances

- Cirencester 7.6miles
- Cheltenham 22miles
- Burford 16.5miles
- Oxford 40.5miles
- London 90miles

Nearby Train Stations

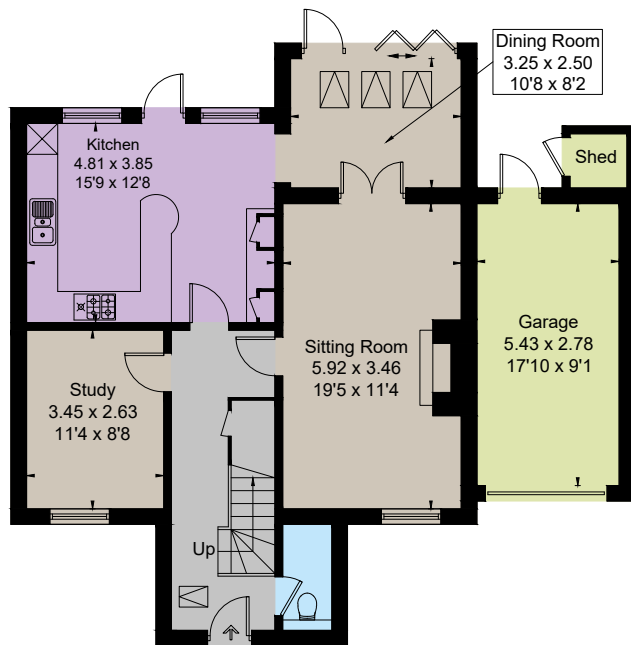
- Kemble 10.5miles
- Swindon 11miles

Nearby Schools

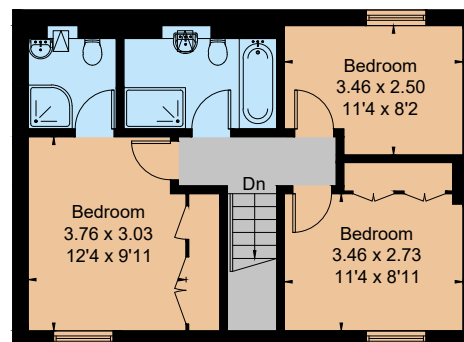
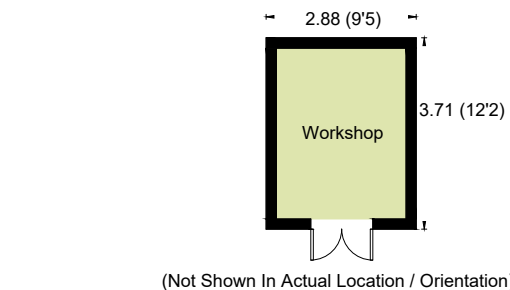
- Cricklade Manor Prep
- Cirencester Deer Park
- Pinewood College
- Hatherop Castle and Rendcomb College
- Cheltenham College
- Cheltenham Ladies' College
- Marlborough College



Approximate Floor Area = 124.0 sq m / 1335 sq ft
 Garage / Workshop = 23.3 sq m / 251 sq ft (Excluding Shed)
 Total = 147.3 sq m / 1586 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 #98829

Floorplans

Main House internal area 1335 sq ft (124.0 sq m)
 For identification purposes only.

Directions

GL7 5BD

what3words: ///scored.next.simmer

General

Local Authority: Cotswold District Council

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

Services: Mains water, electricity, gas and drainage.

Council Tax: Band D

EPC Rating: C

Cirencester

15 Dyer Street, Cirencester, GL7 2PP

01285 653101

cirencester@struttandparker.com
 struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
 including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited