

# Pemberley House

8 The Old Estate Yard, Down Ampney, Gloucestershire



**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## 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.

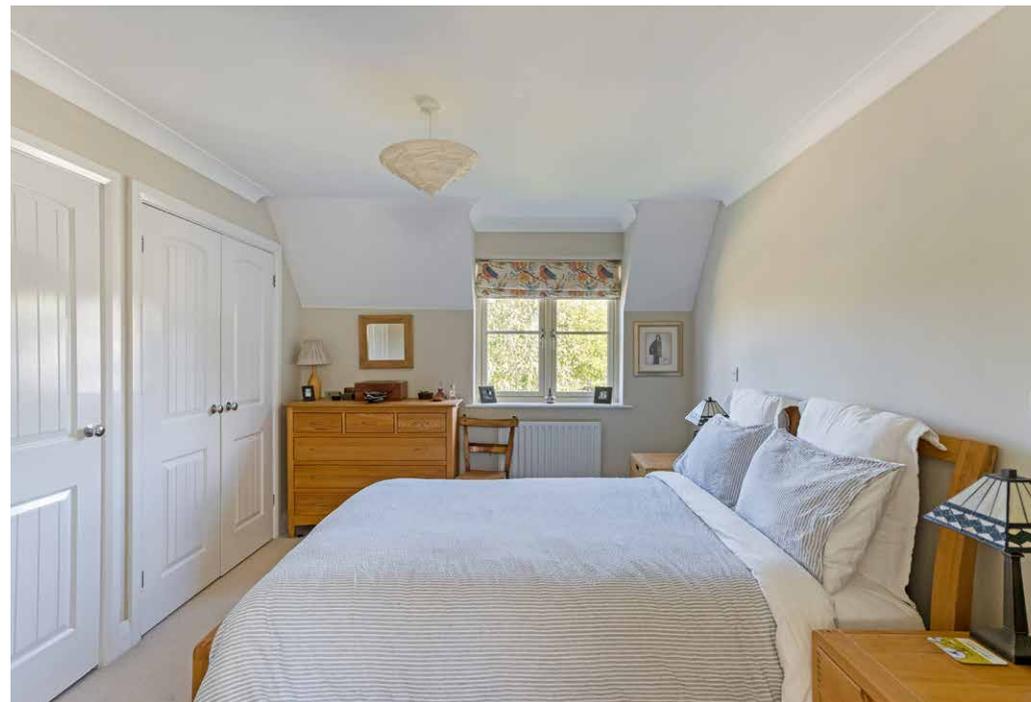
A useful outbuilding sits discreetly within the garden and offers superb flexibility - well suited to use as a workshop, home office, or additional storage. To the front, the property is approached via a private gravelled driveway offering ample parking, together with an attached garage.

## 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

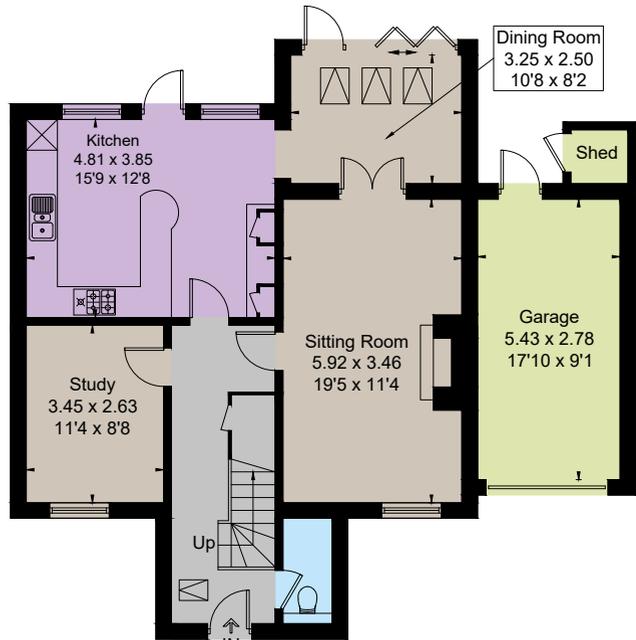
- Kemble 10.5miles
- Swindon 11miles

## Nearby Schools

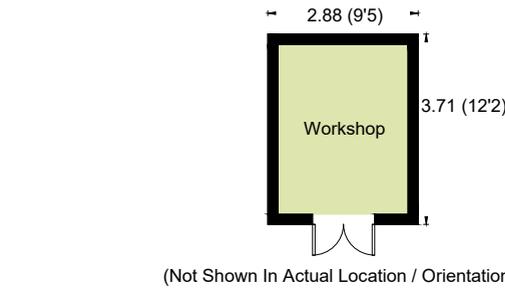
- Cricklade Manor Prep
- Cirencester Deer Park
- Pinewood College
- Hatherop Castle and Rendcomb College
- Cheltenham College
- Cheltenham Ladies' College
- Marlborough College



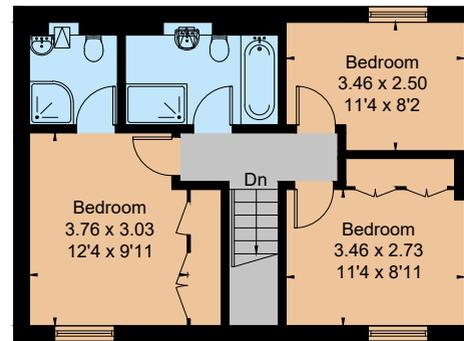
Approximate Floor Area = 124.0 sq m / 1335 sq ft  
 Garage / Workshop = 23.3 sq m / 251 sq ft (Excluding Shed)  
 Total = 147.3 sq m / 1586 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



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

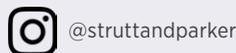
EPC Rating: C

### Cirencester

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