



LITTLE ASHBROOK

AMPNEY ST MARY, GLOUCESTERSHIRE

Cirencester 4 miles, Burford 15 miles,
Cheltenham 19 miles, Kemble Station 10 miles
(London Paddington from 69 minutes)
(All distances and times are approximate)

**An exceptional Cotswold stone house
with a landscaped garden set in the
heart of a desirable Cotswold village
overlooking neighbouring farmland**

Ground Floor: Entrance Hall • Open Plan Kitchen/
Dining/ Family Room • Drawing Room • Study •
Cloakroom • Utility Room With Second Kitchen

First Floor: Principal Bedroom with Shower Room •
Two Double Bedrooms • Wet Room Shower

Second Floor: Two Bedrooms • Bathroom with
Slipper Bath

Outside: Studio Bedroom with Office & Cloakroom •
Workshop • Landscaped Gardens • Patio Terrace With
Pergola • Gravel Driveway • Ample Parking

Butler 
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DESCRIPTION

Located in the heart of Ampney St Mary, Little Ashbrook is a well-presented detached Cotswold stone property, arranged over three floors and offering a well-proportioned and versatile accommodation suitable for modern family living.

The house is entered via a generous stone reception hall with stairs rising to a galleried landing. The drawing room is a dual-aspect space with French doors to the garden, windows to the front and side, solid oak flooring, and a wood-burning stove.

To the rear, the kitchen/dining/family room forms part of a modern extension, featuring high ceilings, exposed beams and stonework, and oak flooring. It includes a range of fitted units with a floor-standing central island, with full-width doors opening on to the rear garden with views over open countryside. There are six battery-operated remote-control blinds on the external kitchen doors and all windows.

There is space for a large dining table, and the adjoining snug/family room has a wood-burning stove. Also on the ground floor are a study with built-in shelves and storage, a cloakroom and a utility room.

The kitchen houses a four-oven electric Aga, fitted Miele dishwasher and under-counter fridge. The utility room also comes with fitted kitchen facilities (Bosch oven and microwave) and space for a free-standing fridge/freezer. There are also fittings for a washing machine, condenser dryer and a wine fridge. There is an under-the-counter water softener which supplies all taps in the property except the utility room tap and the outside garden tap.

The first floor offers three double bedrooms, including a principal bedroom with en-suite shower room, and a separate family shower room. On the second floor are two further bedrooms, one with triple aspect and



extensive eaves storage, and a separate bathroom with a slipper bath and hand-held shower facility.

The property is located on a no-through lane in an edge-of-village setting and accessed through elegant metal gates attached to stone pillars. There is gravel driveway parking to the front and side of the property. The garden is mainly laid to lawn with attractive planting and mature trees and overlooks open farmland at the rear and to the side. A paved terrace with pergola provides outdoor dining space.

In addition, there is a roofed woodstore to the side of the house, a separate shed/workshop, and a recently refurbished, insulated detached studio currently serving as an office with ancillary accommodation. Garden lights have been installed to guide the path to workshop and studio. Decking in front of the studio also enables outdoor seating. Both the main house and studio are supplied with fibre optic broadband.

SITUATION & AMENITIES

Ampney St Mary is a picturesque village located near the historic market town of Cirencester, often referred to as the 'Capital of the Cotswolds'. This charming village offers a peaceful rural lifestyle while being conveniently close to a range of amenities.

The nearby town of Cirencester is just a short drive away, providing a variety of shops, supermarkets, cafés and restaurants, along with excellent schools and healthcare facilities. The Red Lion pub in Ampney St Mary is open for drinks, and in neighbouring Ampney Crucis The Crown at Ampney Brook is a popular pub and restaurant with rooms.

Ampney St Mary is surrounded by beautiful Cotswold countryside, with plenty of walking and cycling routes, and easy access to the Cotswold Water Park for those who enjoy outdoor activities. The village offers a peaceful retreat with the convenience of nearby



amenities in Cirencester and great transport links to Swindon, Cheltenham, and London.

This idyllic location combines the best of countryside living with access to modern conveniences. The area is well served by excellent state and independent primary and secondary schools.

SERVICES

Mains water, electricity and drainage via septic tank (fully certified) located in the back garden. Oil-fired central heating. Gigaclear broadband currently delivering 200Mbps to the house and studio. Sky satellite dish. ADT burglar alarm system. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Cotswold District Council



COUNCIL TAX

Band G

VIEWINGS

Viewings strictly by appointment only. Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E cirencester@butlersherborn.co.uk



DIRECTIONS (GL7 5SW)

From Cirencester take the A417 eastbound signposted Fairford and Lechlade. Continue through the village of Ampney Crucis and upon reaching the split in the road, opposite the church, turn left. Continue straight and at the triangle turn right, signposted for Ampney St Mary. Upon entering the village, at the red telephone box bear to the left and continue straight. Turn left at the end and take the next left turning onto a no through lane where Little Ashbrook will be located on the right hand side.

what3words: ///helps.spruced.buzzing

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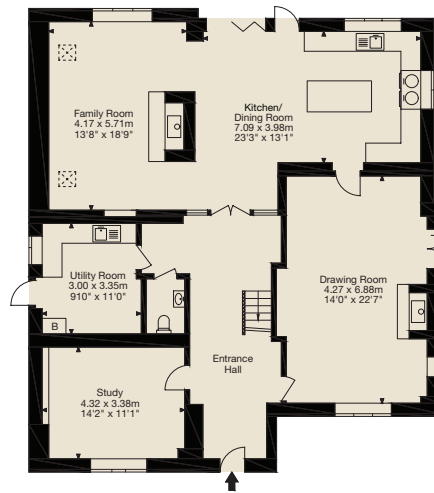
Little Ashbrook, Ampney St. Mary, Cirencester GL7 5SW

Gross Internal Area (Approx.)

Main House = 272 sq m / 2,927 sq ft

Outbuildings = 38 sq m / 409 sq ft

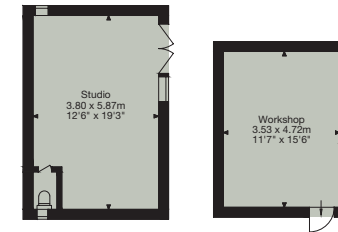
Total Area = 310 sq m / 3,336 sq ft



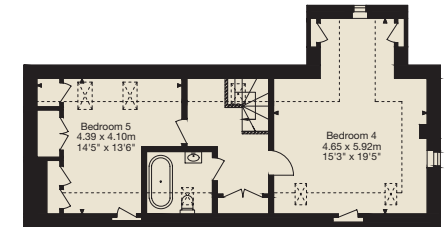
Ground Floor



First Floor



Outbuildings



Second Floor

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