



AMPNEY CRUCIS
GUIDE PRICE £515,000

MOORE ALLEN
& INNOCENT

2 DUDLEY FARM, AMPNEY CRUCIS, CIRENCESTER, GLOUCESTERSHIRE GL7 5SG



This attractive semi-detached home, built in 1985, forms part of a small and exclusive development where properties are rarely available. Nestled in the sought-after and peaceful Cotswold village of Ampney Crucis, the property enjoys a convenient yet tranquil setting.

Lovingly maintained, this much-loved home benefits from a beautifully established rear garden, providing the perfect space for relaxing or entertaining. The garden is further enhanced by delightful open views across the surrounding countryside. Practicality has also been carefully considered, with driveway parking for two cars and a garage offering useful eaves storage.

Steps lead up to the central door that opens into well-proportioned dining room and a comprehensively fitted kitchen is conveniently located to the rear. Ideal for the keen cook, featuring quality integrated appliances and an excellent range of fitted storage.

A large dual aspect sitting room is bathed in light and enjoys a private outlook from its elevated position. There is an attractive cut stone open fire place, that adds warmth and character.

A rear hallway provides access to the garden and includes a cloakroom, together with a useful storage cupboard.

To the first floor, a master bedroom suite with spacious ensuite bathroom and built-in cupboards. Two further bedrooms are served by a shower room with basin and w/c.

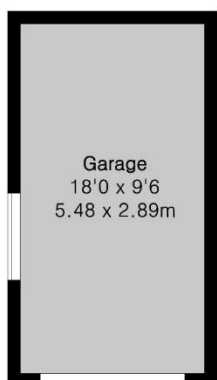
Ampney Crucis is a picturesque village located near the historic market town of Cirencester and great transport links to Swindon, Cheltenham, and London. This charming village offers a peaceful rural lifestyle with a popular primary school, church, a village hall and well renowned The Crown at Ampney Brook pub/hotel. 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 nearby market town of Cirencester is just a short drive away, providing a variety of boutique shops, supermarkets, cafes, and restaurants, along with excellent schools and healthcare facilities.

SERVICES: Mains electricity, water and drainage are connected to the property. Oil fired heating feeding radiators. Broadband & Mobile signal checker via www.ofcom.org.uk.

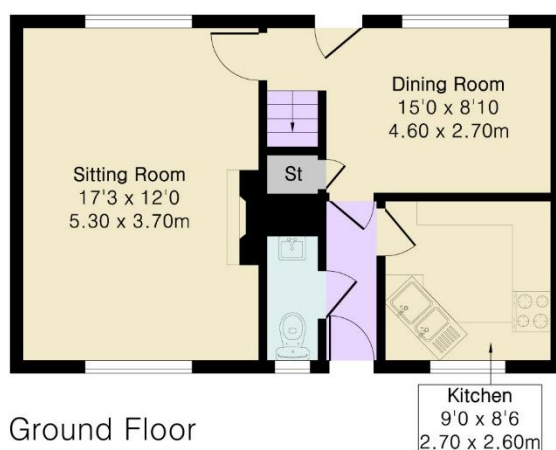
OUTGOINGS: The property has been placed in Band 'D' for Council Tax purposes; charges 2026/27 £2537.78. EPC D (61)

LOCAL AUTHORITY: Cotswold District Council 01285 623000

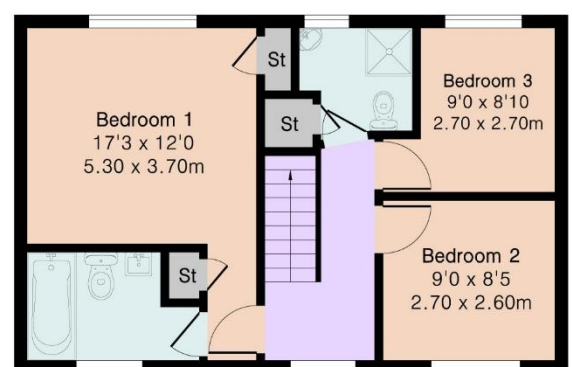
TENURE: Freehold with vacant possession upon completion.



Garage



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative

purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016



33 Castle Street, Cirencester, Gloucestershire GL7 1QD
01285 648100 cirencester@mooreallen.co.uk

mooreallen.co.uk

