



1 CHESTNUT CLOSE

Down Ampney, Gloucestershire GL7 5RA

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This individual detached home enjoys a privileged setting at the end of a quiet cul-de-sac, with far-reaching views across open fields. Offering approximately 2,000 sq ft of thoughtfully designed accommodation, the property has a light and spacious feel throughout, making it an ideal home for modern family living.

GUIDE PRICE
£750,000



Upon entering, a generous hallway sets the tone for the rest of the property. Two well-proportioned reception rooms are linked by double doors, creating a flexible layout that flows beautifully. Both rooms feature patio doors opening directly to the rear patio and private garden, bringing in plenty of natural light and offering a seamless connection between indoor and outdoor spaces.

The kitchen/breakfast room is fitted with a wide range of units and includes an integrated electric oven, gas hob, and extractor. Adjacent to the kitchen, the utility room provides space for white goods such as a washing machine and offers convenient internal access to the double garage.

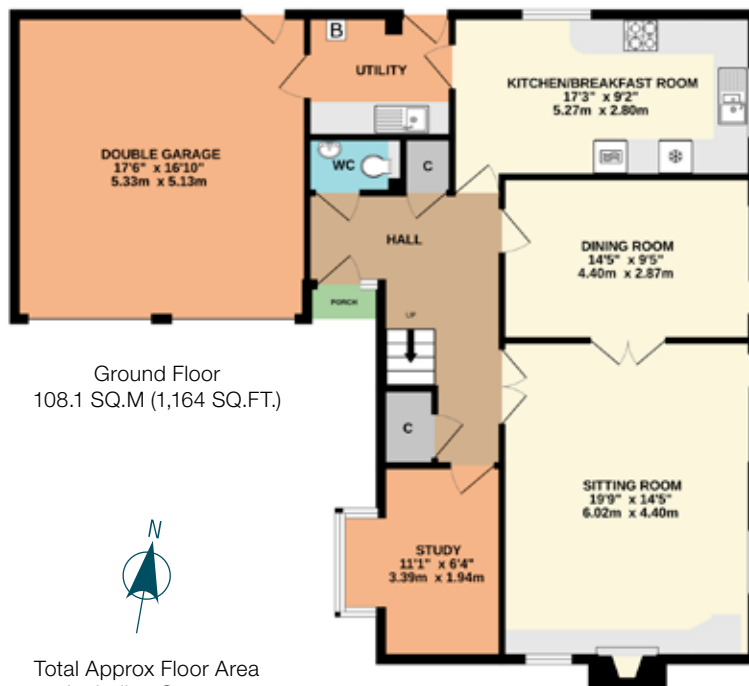
To the front of the house, a versatile study with a charming box window provides an ideal home office or reading space. Ample built-in storage and a cloakroom complete the ground floor.

Upstairs, windows to the front bathe the staircase and landing with natural light. The principal bedroom is a generous and well-designed space, featuring a wall of built-in wardrobes and a private en suite with a corner bath. Two further double bedrooms also include built-in wardrobes, while a good sized single bedroom is served by a well-appointed family bathroom.

Outside, the home enjoys a particularly attractive and mature setting within this desirable village. The front garden is mainly laid to lawn and dotted with mature trees and shrubs that provide privacy. The driveway offers ample parking in addition to the double garage. To the rear, the garden is largely laid to lawn and framed by a mix of mature planting, creating a peaceful and private outdoor retreat.

Offered with no onward chain, this is a rare opportunity to acquire a spacious and well-located home in a quiet and highly sought-after setting.





Total Approx Floor Area
Including Garage
183.0 SQ.M (1,970 SQ.FT.)



Services: We understand that mains water, electricity, gas and drainage are connected to the property. Gas fired heating feeding radiators. Broadband & Mobile signal checker via www.ofcom.org.uk.

Outgoings: Council Tax Band 'F' charges for 2026/27 £3,497.25.

EPC: D (61).

Local Authority: Cotswold District Council, 01285 623000.

Tenure: The property is offered freehold with vacant possession upon completion.

Location: Down Ampney is a small village located on the edge of the Cotswolds. Further facilities include a village hall and a children's play area. The village is surrounded by lovely countryside and is ideal for walking, riding and cycling. Just south of the village is Cricklade's North Meadow, which is now a National Nature Reserve The village is at the southern gateway to the Cotswold Water

Park, providing; sailing, fishing, water and jet skiing. Down Ampney is halfway between Swindon and Cirencester, offering excellent transport links with a mainline station at Swindon for direct trains to London and the south west and motorway connections via the A419 to M4 and M5. South Cerney 3 miles - Fairford 4 miles - Cricklade 4 miles - Cirencester 7 miles - Swindon 13 miles (London Paddington 55 mins) - Kemble 10 miles (London Paddington 75 mins) - M4 (Junction 15) 14 miles.

DISCLAIMER

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



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