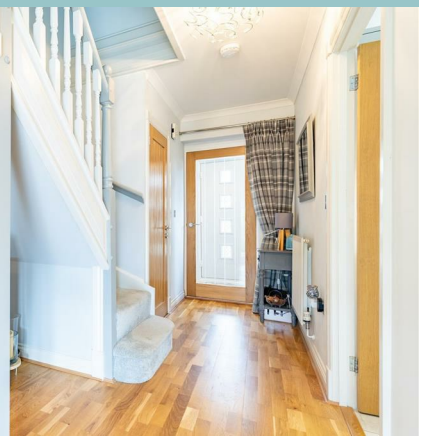
ADKINS

7 Linden Lea, Down Ampney, Cirencester, GL7 5PF



Welcome to... A beautifully presented two-bedroom semi-detached home, thoughtfully improved by the current owner and set within the heart of the sought-after village of Down Ampney. Offering stylish accommodation, an enclosed south-facing garden, garage and private parking, this wonderful home combines modern living with the charm of Cotswold village life.

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Key Features

2 Bedrooms

2 Bathrooms

1 Receptions

Description
Beautifully updated by the current owner, this attractive two-bedroom semi-detached home has been thoughtfully enhanced to create a stylish and practical living environment, perfectly suited to modern day living. The property enjoys an appealing front aspect with a well-kept garden that adds to its charming Cotswold feel. Internally, the property has undergone a programme of improvement, including a carefully considered alteration to the layout, resulting in a brighter, more sociable home that flows effortlessly from room to room.

The welcoming entrance leads through to a spacious living room, which is comfortably large enough to accommodate both seating and dining, while the impressive kitchen features a breakfast bar area, offering an excellent space for both everyday living and entertaining. Contemporary finishes combine with neutral décor throughout, allowing a purchaser to simply move in and enjoy.

Upstairs, there are two well-proportioned bedrooms, with the principal bedroom benefiting from a good-sized ensuite shower room, complemented by a beautifully appointed family bathroom finished to a high standard.

Outside, the property continues to impress with a generous, enclosed rear garden, not overlooked and mainly south-facing, providing an ideal space for relaxing, entertaining or family enjoyment. A garage and private parking add further practicality.

An internal viewing is highly recommended to fully appreciate both the quality of the accommodation and the enviable village lifestyle on offer.

Outside
To the front, the property is approached via a neatly maintained garden with a pathway leading to the entrance. The enclosed, predominantly southerly aspect rear garden offers an excellent degree of privacy and is ideal for outdoor dining, entertaining or simply relaxing.

A single garage, complete with a useful personnel door providing direct access from the rear garden, is situated nearby, together with private off-road parking.

Essentials
Tenure: Freehold
Council Tax Band: B £1883.14 2026/27
Heating: Gas central heating
EPC Rating: C

Location
Situated within the highly regarded village of Down Ampney, residents enjoy a wonderful sense of community, with a popular coffee shop, village hall, primary school and a well-regarded public house all close by. The village is surrounded by beautiful open countryside, offering an abundance of scenic walks and outdoor pursuits right on the doorstep. For those needing to commute or access a wider range of amenities, the nearby market town of Cirencester provides an excellent selection of shops, restaurants and leisure facilities, while South Cerney and Fairford are also within easy driving distance. The area is well connected by road, with convenient access to the A417 and M4, making it an ideal location for both village living and commuting.

Sellers Comments
"I've loved living in Down Ampney and, over the past eight years, have transformed this house into a home. It's a wonderful village with a real sense of community, beautiful countryside walks, and excellent local amenities. The village shop, café and post office are at the heart of village life, while the hall hosts regular social events alongside a thriving tennis club, play area and sports facilities. With Cirencester, Fairford and excellent road links to the A419, M4 and M5 all within easy reach, it's a fantastic place to call home."

Viewings
Strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on 01285 239486 or 07851 111800 to arrange your private viewing.

Agents Notes
These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Buyers should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

Buyer Verification / AML Compliance
In accordance with current Anti-Money Laundering regulations, all prospective buyers are required to complete identity and financial verification before an offer can be formally accepted or a Memorandum of Sale issued.

This process is carried out securely via Thirdfort, our approved independent compliance provider. Buyers will receive a secure link to complete identity, address, and financial verification remotely. A fee of £18 inclusive of VAT per buyer applies for AML verification. Where required, a Source of Funds check may also apply at £18 inclusive of VAT per transaction.

Please note that we are unable to formally accept an offer or progress negotiations until all AML requirements have been fully satisfied.

Social
Don’t miss our latest property listings, market updates, and behind-the-scenes insights, follow us on social media @adkinsproperty.
We also create engaging video tours of our homes, available across our website and social channels, giving buyers the chance to explore properties anytime, anywhere.

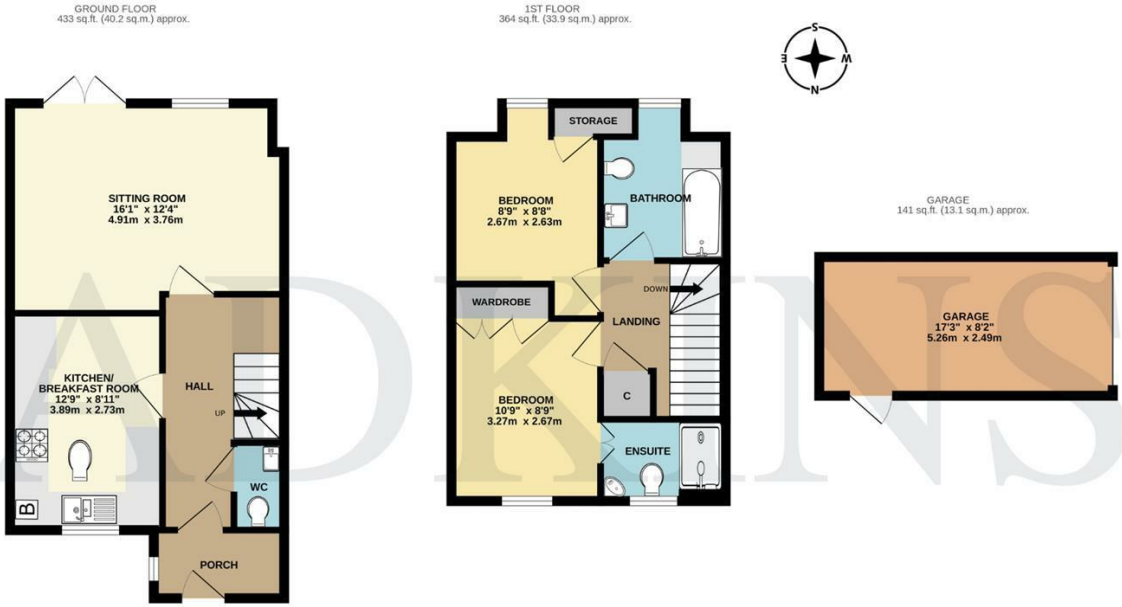
Thinking of Selling or Letting Your Property
At Adkins Property, we offer expert market appraisals to help you understand the true value of your home in today’s market. Whether you’re looking to sell or let, our award-winning team provides honest, professional advice tailored to your needs.

With our extensive local knowledge, dynamic marketing strategies, and personalised approach, we ensure your property stands out.

HERBS
PLANTS
FLOWERS
LAVENDER
The Robin
WAITROSE

Toby

7 Linden Lea, Down Ampney, Cirencester, GL7 5PF
Floor Area: 979.52 sq ft



TOTAL FLOOR AREA SHOWN DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 798sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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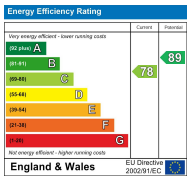
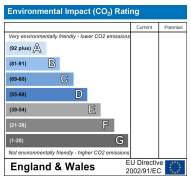
Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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