



Stonelea House

Ampney Crucis | Cirencester | Gloucestershire

**STRUTT
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Cirencester 3 miles, Fairford 6 miles, Swindon 14 miles
(London Paddington from 55 minutes), M4 (j15) & M5
(j11A) both 15 miles (time and distances approximate)

An impressive and handsome
modern house on the edge of this
popular village

Reception hall | Drawing room | Sitting room |
Orangery/dining room | Cloakroom | Kitchen/breakfast room |
Utility room | Pantry | Galleried landing | 5 Bedrooms |
4 Bath/shower rooms

Double garage | Garden store | Self contained office/studio/
bedroom 6 | Gardens and grounds

About 0.95 acres (0.38 ha)



Stonelea House

The property is set back from the A417 Cirencester – Lechlade road on the edge of the popular village of Ampney Crucis. The house is south facing and is an outstanding example of modern Cotswold design construction combining all the elements of traditional design and workmanship with the most up to date technology and several innovative features. Stonelea House is built in natural Cotswold stone with dressed stone quoins under reconstituted stone tile roofs. The beam and block construction provides high levels of sound insulation with solid internal walls throughout. The double glazed windows are set in painted hardwood frames and there is underfloor heating throughout the house. All the main rooms have TV points, both 13 amp and 5 amp power points and the house is wired for a security system. Broadband is available with Cat5 cabling throughout the house.

The covered Entrance Porch has a York stone floor and stone seats to either side. A solid oak front door opens onto the

Reception hall with an oak staircase and doors off to the Drawing Room, Sitting Room and Kitchen. The Drawing room has an impressive dressed stone fireplace and double oak doors with leaded lights open into the Sitting room and double doors onto a terrace. The spacious well planned Kitchen/Breakfast room is fully fitted with “Sambourne” country house style painted wall and base units including two larder cupboards with solid oak work surfaces on oak feet.. There is a double “Belfast” sink, dishwasher, fridge/freezer and space for either a 6-burner range or an Aga (flue connection available) with a Neff hood/extractor above. The large central island unit incorporates wiring, plumbing and waste connection points. Double, glazed doors from the Kitchen lead into the Orangery, with its glazed roof and double doors onto a paved patio. This versatile room has a variety of uses including a garden room, playroom, or as a delightful informal dining room. Leading off the kitchen is a walk-

in Pantry and a Utility room with a Belfast sink, plumbing for washing machine, an oil fired central heating boiler and a hot water tank.

On the First Floor, the light and open galleried landing is a noticeable feature of the property with its lantern light above, row of windows looking out over the adjoining farmland. The oak floor extends throughout the whole of the First Floor (apart from the bath/shower rooms which have stone floors). Bedroom 1 has an en-suite shower room with a W.C. Bedroom 2 is also double aspect with windows facing north and west and with an en-suite shower room similar to Bedroom 1. Bedroom 3 is to the front (south) also has a similar en-suite shower room. Bedroom 4 is at the rear of the house and Bedroom 5, which is the only single bedroom is at the front. The family bathroom includes a bath, two wash hand basins and W.C.

Situation

- Ampney Crucis is a popular and attractive Cotswold village, about 3 miles to the east of Cirencester.
- The village has an excellent pub hotel, church, village hall and cricket ground.
- Cirencester has an excellent range of shops and services and the main regional centres include Oxford, Cheltenham and Swindon, all of which are within daily commuting distance.
- Good road communications being about 2 miles from the A419 for dual carriageway access to Junction 15 of the M4 at Swindon.
- Direct rail services to London Paddington from Kemble and Swindon Stations, the latter scheduled to take from 55 minutes.
- The area is noted for both its private and state schools. The former include Hatherop Castle, Rendcomb, Beaudesert, Cheltenham Ladies College, Dean Close, Cheltenham and Cheltenham College.
- A good choice of sporting opportunities, including a number of golf courses, polo at Cirencester Park and racing at Cheltenham.



Outside

The property is approached through stone pillars over a flint drive with a turning circle in front of the house. The drive also continues up the side of the house to the garage.

The design of the open fronted garage complements the house. To one side of the garage is a secure workshop/ wood store. Outside steps give access to a useful and versatile Studio/ Office/ Bedroom 6. At the far end of the room is a separate smaller room with plumbing and waste, allowing it to be used as either a small kitchen and/or a separate W.C. This First Floor area also has Cat5 cabling and a telephone point.

The gardens are on all sides of the property. They include a useful stone store. There is also a separate vehicular access on to the side road.

General

Services: Mains water, electricity and drainage. Oil-fired central heating.

NHBC: Buildmark warranty (10 years).

Council Tax: G.

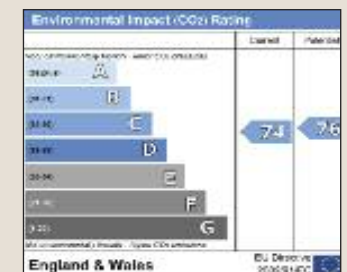
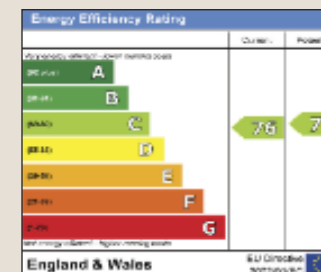
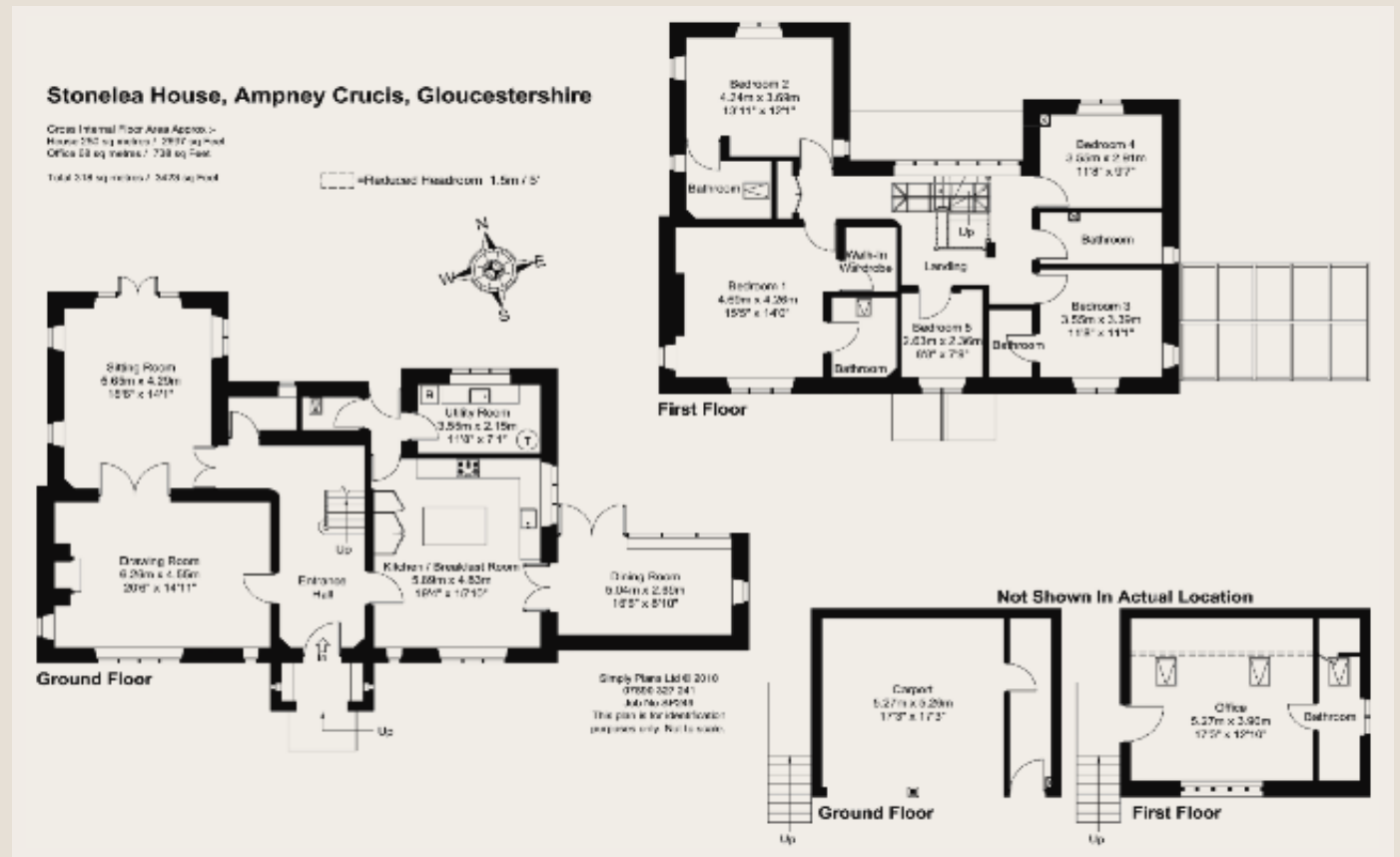
Postcode: GL7 5RU.

Local Authority: Cotswold District Council, Trinity Road, Cirencester Tel: 01285 623000.

Directions

From Cirencester take the A417 towards Fairford and Lechlade. Pass the Crown of Crucis on the left. Ignore the next two turnings on the left and Stonelea House will be found immediately on the left.

Viewing strictly by appointment through Strutt & Parker LLP



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