

An aerial photograph of a large, three-story stone house with a tiled roof, surrounded by lush greenery and a well-maintained lawn. The house has several windows, a central entrance with a small porch, and a bay window on the left side. A large, dense hedge runs along the front of the property. In the background, there is a dense forest of tall trees under a blue sky with scattered clouds. A red line is drawn below the caption text.

Millers House, Ampney Crucis, Cirencester



A six bedroom Grade II Listed Cotswold stone family house with a walled garden, paddocks and woodland on the banks of a broad stretch of the Ampney Brook. In all about 6.65 acres.

### Summary of accommodation

**Ground Floor** Entrance hall | Drawing room | Dining room  
Sitting room Study | Kitchen/breakfast/family room  
Utility room | Cloakroom

**First Floor** Master bedroom with en suite shower room  
Double bedroom with mezzanine  
Two further double bedrooms | Family bathroom

**Second Floor** Galleried Landing | Two double bedrooms  
Bathroom

### Outside

Stone barn with store | Field shelter | Driveway  
Enclosed garden | Vegetable garden | Paddocks | Woodland  
Bridge | Two banks of Ampney Brook

All in about 6.65 acres

### Distances

Cirencester 3 miles | Fairford 6 miles | Kemble Station  
(Paddington 75 minutes) 8 miles | Cheltenham 18 miles  
M4 (J15) 17 miles | M5 (J11A) 18 miles.  
(Distances and times approximate)



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## Situation

Ampney Crucis is one of three pretty Cotswold villages lying just to the east of Cirencester along the Ampney Brook. The village takes its name from the 14th Century cross found in the graveyard of the Holy Rood Church, adjacent to Ampney Park. With a thriving community and home to an outstanding primary school, an active village hall, a beautiful medieval church and a cricket club, it is a popular and sought-after village. The much-improved Crown at Ampney Brook pub and boutique hotel, with its award-winning restaurant, is within walking distance of The Miller's House and is perfect for relaxing and unwinding over Sunday lunch or for drinks with friends. Known as the "Capital of the Cotswolds", Cirencester is only three miles away and with its beautiful limestone buildings, magnificent parish church, boutique shops, restaurants, pubs, cafes, theatres, a handy Waitrose and twice-weekly markets, is a hub of vibrant country life.

For those interested in country pursuits, the area provides fantastic riding opportunities, including hunting with the VWH and Beaufort hounds, polo at Cirencester, and National Hunt racing at Cheltenham, Newbury and Bath. Other sporting opportunities are abundant with challenging golf courses at Cirencester, Minchinhampton and Burford. Sailing, cycling and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of state, grammar and private schools, including the C of E primary school in the village, secondary schools in Fairford and Cirencester, Hatherop Castle, Beaudesert Park, Rendcomb College and the Cheltenham schools.

Communications are first class in the area with nearby A417/A419 dual carriageway ways providing direct access to the M4 and M5 networks. There are railway stations at Kemble and Swindon from which trains are scheduled to reach London Paddington in under an hour.

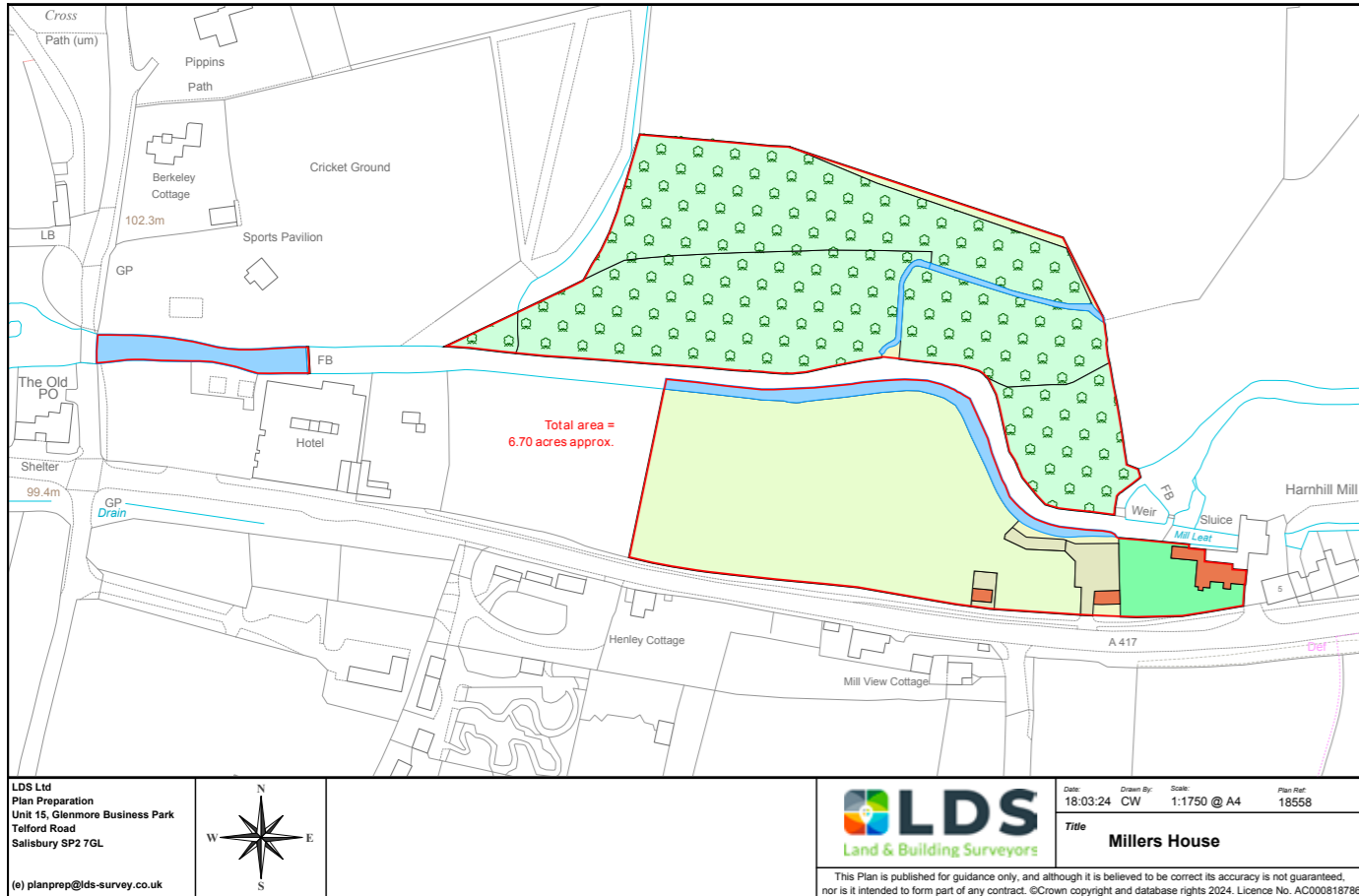


## The Property

The Millers House is a substantial Georgian property, thought to date from the late 18th/early 19th Centuries and is attached to the original water mill, which itself was converted into a residential dwelling about 35 years ago. Built to a high specification at the time, using coursed Cotswold stone, the house has a particularly impressive front facade, incorporating dressed stone quoins and stone lintels over sash windows, all under a traditional natural stone tiled roof with attractive contrasting red brick chimney stacks. Part of the roof to the rear is covered in slate and the property is Listed Grade II as being of special architectural and historical interest.

The accommodation, which is arranged over three floors, extends to just over 4,000 sq ft and has a light and airy feel, with good ceiling heights and the majority of the rooms benefiting from south/westerly aspects. Before their move, the current owners were planning on making various changes to the property, but with the situation moving on, it was decided to let a new owner stamp their own authority on it.





## Gardens and Grounds

The property is approached via a gravelled drive which leads through electronically operated timber gates to a large car parking and turning area. To one side of the parking area is a substantial Cotswold stone outbuilding, currently used for storage but with potential for other uses, subject to obtaining the relevant planning and listed buildings' consent. A pedestrian gate leads from the parking area to a charming walled garden and a path leading to the front door. The front garden, which faces south and west, is mainly laid to lawn and is well screened by a mature evergreen hedge. Immediately abutting the house is a part paved and part gravel sitting area, from which double doors give access to the sitting room. There is decking outside the breakfast room, which is protected by a high stone wall, making it an ideal place for outside entertaining. There is a further decked sitting area, shaded by a magnificent weeping willow, from which there is a fabulous view over the meandering Ampney Brook. There is a large paddock to the west of the drive, with an area of hardstanding and a field shelter/stabling, and a timber bridge crosses the brook into the woodland. In all about 6.65 acres.



## Property information

**Tenure:** Freehold.

**Services:** Mains electricity, water, and drainage. Oil fired central heating. Propane bottled gas supply to the hob. Electric underfloor heating to the breakfast/family room. Gigaclear super-fast broadband.

**Local authority:** Cotswold District Council

**Council Tax Band:** G

**EPC:** F

**Guide Price:** £1,495,000

## Directions (Postcode: GL7 5RS)

From Cirencester, take the A417 towards Fairford and Lechlade. After about 3 miles you will pass The Crown at Ampney Brook on your left and the drive to The Miller's House is then the next on the left-hand side of the road.

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



**Approximate Gross Internal Floor Area**

**Main House:** 374 sq m / 4,026 sq ft

**Outbuildings:** 38.9 sq m / 418 sq ft

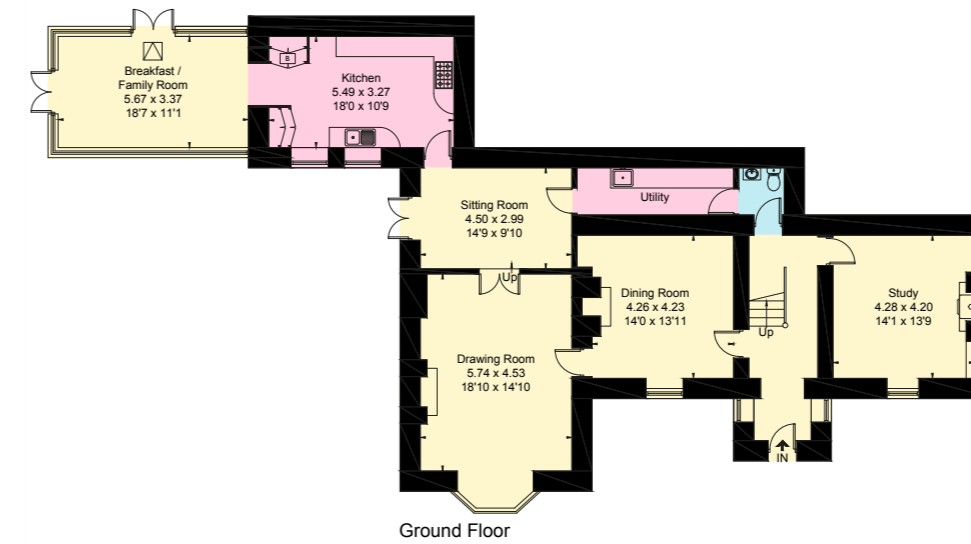
**Total:** 412.9 sq m / 4,444 sq ft

**(Including Mezzanine/Outbuilding/  
Excluding Field Shelter/Void)**

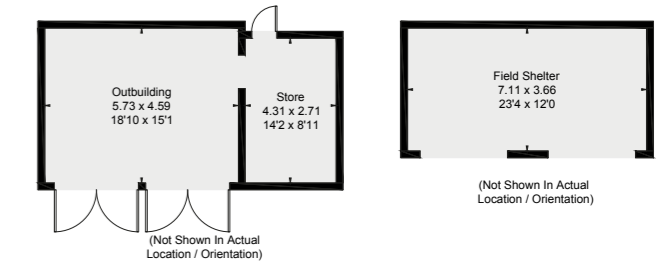
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor

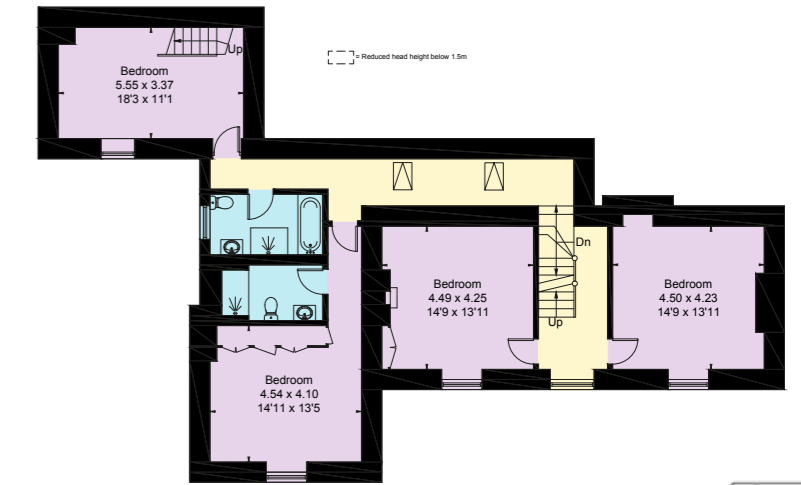


Ground Floor



(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



First Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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