



Ampney Knowle, Cirencester, Gloucestershire

---





# Ampney Knowle, Cirencester

---

A charming listed cottage sitting in approximately 8 acres of gardens and grounds, with a large separate barn.

The property needs substantial refurbishment and, subject to the relevant permissions, could be developed and enlarged.

## Distances

Bibury 2.5 miles | Cirencester 4 miles | Cheltenham 17 miles |  
Oxford 35 miles | London 94 miles | Kemble 8 miles (London  
Paddington 80 minutes) | Swindon 16 miles (M4 and mainline  
station) | M4 (J15) 20 miles.

All distances and times are approximate.



**Guide price:** £550,000

**Tenure:** Freehold

**Local authority:** Cotswold District Council

**Council tax band:** G







## Situation:

Castle Cottage is situated on the edge of the charming village of Barnsley at the heart of the Cotswold Hills Area of Outstanding Natural Beauty. As a designated Conservation Area, the quintessential charm of Barnsley is protected. The parish has amenities, including the Boot Pub, formerly the village pub, the boutique Barnsley House Hotel, recently acquired by the Pig Hotel group and the 12th Century Church of St Mary.

The larger centres of Cirencester (4 miles) and Cheltenham (17 miles) provide comprehensive shopping and recreational facilities. Kemble (8 miles) and Swindon (16 miles) stations offer regular train services to London Paddington. A dual carriageway linking the M4 and M5 is easily accessible.

There are ample sporting opportunities in the local area, including popular golf courses at Cirencester, Burford and Cheltenham; racing at Cheltenham, Bath and Warwick; polo at Cirencester and water sports at the Cotswold Water Park.

Education is first class with a good selection of private and state schools, including nearby Hatherop Castle, Rendcomb College, Beaudesert Park and the multiple schools of Cirencester.

## Health and Safety

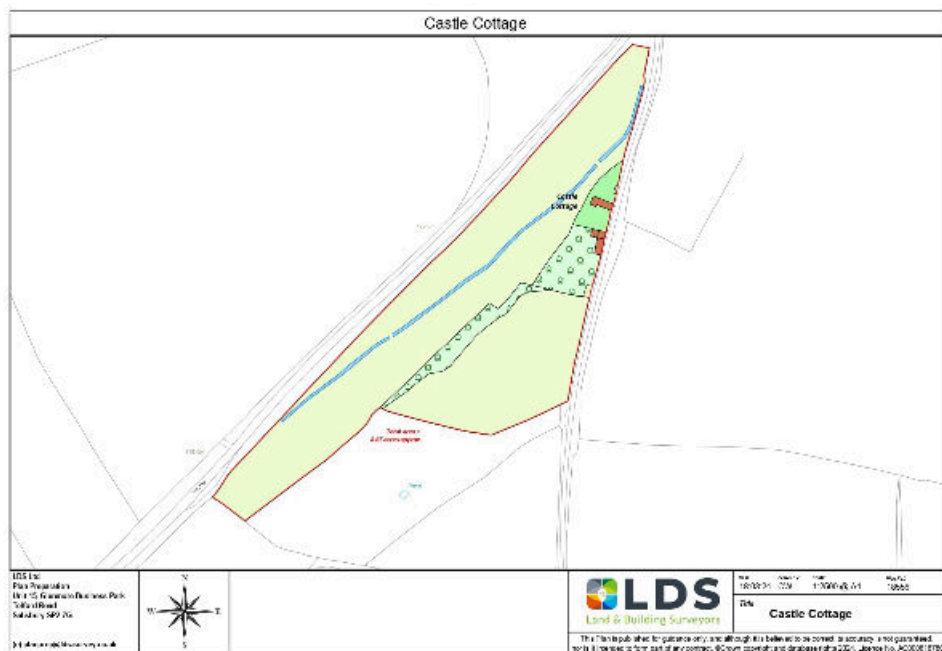
Given the potential hazards presented by the property, please be vigilant and maintain responsibility for your own personal safety when making your inspection, particularly around the buildings.

## Services

Mains water, Mains electrics and oil-fired central heating.

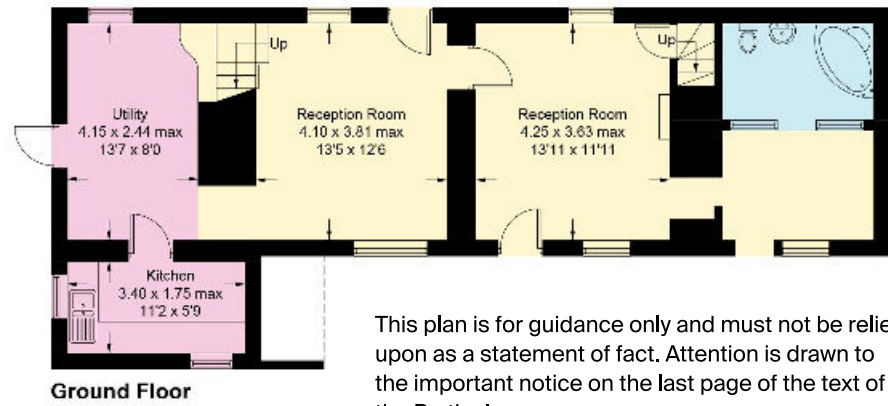
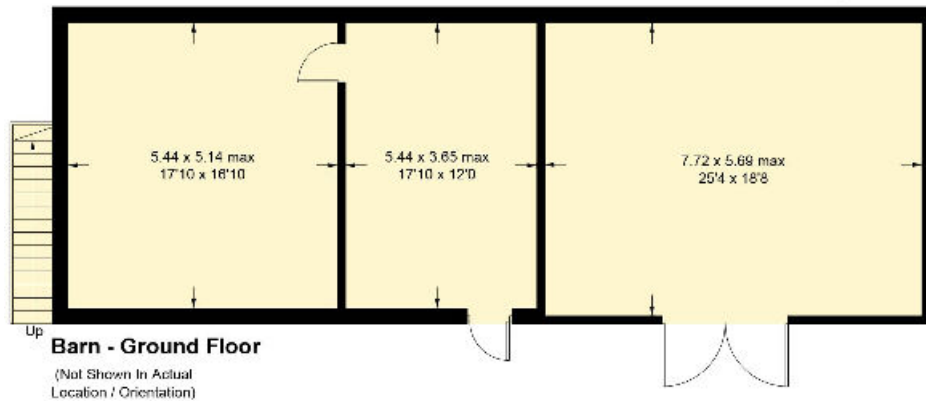
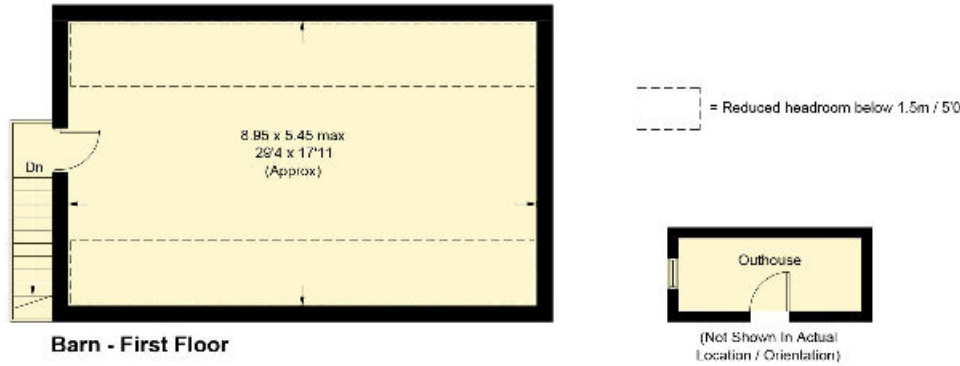
## Directions

Postcode - GL7 5ED



# Castle Cottage

Approximate Gross Internal Area = 138.2 sq m / 1487 sq ft  
 Outbuildings = 143.8 sq m / 1548 sq ft  
 Total = 282 sq m / 3035 sq ft



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.

**Knight Frank**

One Market Place  
 Cirencester  
 GL7 2PE  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Alasdair Lochrane**  
 01285 882006  
[alasdair.lochrane@knightfrank.com](mailto:alasdair.lochrane@knightfrank.com)



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.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2024. Photographs and videos dated March 2024.  
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.