

YEW TREE COTTAGE

Magazine 



THE
COUNTRY
HOUSE
DEPT.



YEW TREE *Cottage*

Ampney St. Peter, Cirencester, Gloucestershire, GL7 5SH



Dating back to 1837, Yew Tree Cottage has been beautifully renovated and thoughtfully extended to create an exceptional village home, seamlessly blending period character with contemporary comfort. The bespoke handmade kitchen/breakfast room forms the heart of the extension and is fitted with integrated Miele appliances together with a Quooker boiling water tap and Cube system, providing an outstanding space for cooking, dining and entertaining. Bi-fold doors open onto a terrace with a water feature, creating a wonderful connection between the house and garden and making it ideal for al fresco dining.

Extensively renovated in 2015, the property benefited from new double-glazed windows, updated plumbing, a new boiler with Nest controls, stylish bath and shower rooms, Artisan of Devizes stone flooring and underfloor heating. Further enhancements include bespoke cabinetry, fitted wardrobes, a reclaimed slate fireplace and a charming log-burning stove in the sitting room. Throughout the ground floor, stunning solid oak parquet flooring adds warmth and character, complemented by elegant cast-iron radiators and a high-quality 13-amp lighting system.

Security has been carefully considered with the installation of a comprehensive Banham alarm system and Banham locks. The property offers three bedrooms and three bath/shower rooms, together with attractive landscaped gardens incorporating a rainwater harvesting system, resulting in a beautifully appointed and highly efficient village home.







THE FINER *Details*

Bedrooms

3

Reception Rooms

3

Bath/Shower Rooms

3

What3Words

[//assurance.link.printer](https://www.what3words.com/assurance/link.printer)

Co-Ordinates

51°42'41.4"N 1°53'00.2"W

Services

Mains water, electricity and drainage

Oil fired central heating

Underfloor heating in hall, cloakroom, utility & kitchen

EPC

Band F

Council Tax

Band F

Local Authority

Cotswold District Council











ABOUT THIS *Area*



Ampney St Peter is an idyllic and unspoilt Cotswold village, peacefully positioned amidst some of the area's most attractive rolling countryside. Comprised predominantly of charming honey-coloured stone cottages and handsome period homes, the village forms part of the highly regarded trio of Ampney villages, Ampney St Peter, Ampney Crucis and Ampney St Mary, each enjoying a timeless rural character and strong sense of community.

Surrounded by beautiful open countryside within the Cotswolds Area of Outstanding Natural Beauty, the village nevertheless benefits from excellent accessibility, with Cirencester lying just 3.5 miles to the west. Often referred to as the 'Capital of the Cotswolds', Cirencester provides an excellent range of day-to-day amenities, including independent boutiques, cafés, restaurants and supermarkets such as Waitrose and Tesco. The historic Market Place hosts a twice-weekly market, together with a popular farmers' market held every other Saturday. More extensive shopping and leisure facilities can be found in Cheltenham and Swindon.

The surrounding area offers an exceptional range of sporting and recreational pursuits, including racing at Cheltenham Racecourse, rugby at Gloucester Rugby and Bath Rugby, and golf at Cirencester, South Cerney and Minchinhampton. Nearby, the Cotswold Water Park provides a wide variety of water-based activities, including sailing, kayaking and water skiing, whilst the surrounding countryside is renowned for its excellent walking and riding.



















POINTS OF *Interest*



Towns and Cities

Cirencester 4 miles
Cheltenham 19 miles
Oxford 85 miles
London 94 miles

Pubs & Restaurants

The Crown, Ampney Crucis
The Pig, Barnsley
The New Inn, Coln St Aldwyn

Train Stations

Kemble 9 miles
(London Paddington from 72 minutes)
Swindon 14 miles
(London Paddington from 56 minutes)

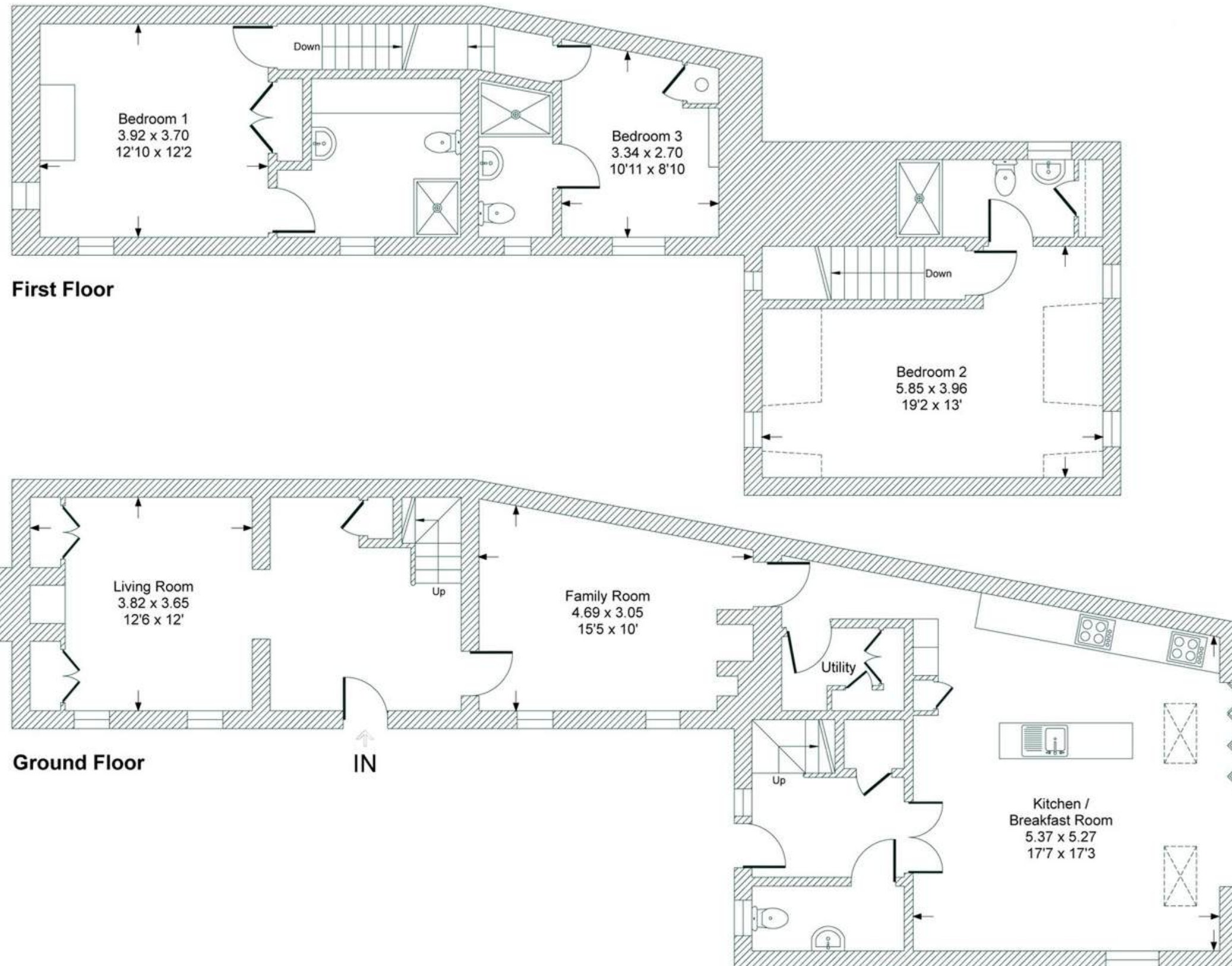
Airports

Bristol Airport 65 miles
Birmingham Airport 76 miles
London Heathrow 81 miles



FLOORPLANS

Yew Tree Cottage



Total - 155 sq m / 1,666 sq ft

AREA GUIDE

The South Cotswolds ➡

Renowned for its rolling valleys, historic wool towns and refined country living, the South Cotswolds offers a wonderful blend of natural beauty and cultural heritage. From the elegant streets of Tetbury and Nailsworth to the peaceful lanes of hidden villages, this area is defined by honey-coloured stone, leafy landscapes and a slower pace of life. With its abundance of boutique shops, award-winning eateries and scenic walking routes, the South Cotswolds is perfectly suited to those seeking both relaxation and refinement.

Walking – Minchinhampton Common

A vast expanse of open grassland with far-reaching views across the Severn Vale and beyond. Popular with walkers, cyclists and families, this beautiful spot offers gentle trails, grazing livestock and some of the best sunsets in the region.

Eating Out – The Woolpack, Slad

Nestled in the heart of Laurie Lee country, this characterful pub is celebrated for its seasonal menus and warm atmosphere. Expect hearty dishes made with local produce, enjoyed beside roaring fires in winter or out in the garden during the summer months.

Event – The Tetbury Music Festival

A highlight of the cultural calendar, this long-running festival brings together internationally acclaimed musicians and emerging talent for a week of performances in charming venues across Tetbury.

Day Out – Highgrove Gardens

The private gardens of King Charles III are a true gem of the South Cotswolds. Beautifully designed with sustainability at their heart, these gardens offer a peaceful and inspiring day out, with guided tours providing a fascinating insight into their history and planting philosophy.



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03332 340 901
info@thecountryhousedepartment.com
thecountryhousedepartment.com

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