

Glebe Farm, Ampney Crucis Gloucestershire, GL7 5DY

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COUNTRY
HOUSE



ABOUT THIS HOME



ecently renovated to an exceptional standard, The Stables is a stunning Cotswold home set in idyllic countryside. Expertly designed to blend traditional charm with contemporary features.

The heart of the home is the open-plan kitchen, dining, and sitting room with a wood burning stove—a perfect setting for everyday life and entertaining. Tongue-and-groove wall panelling adds character, while floor-to-ceiling sliding glass doors provide a seamless connection to the beautiful, landscaped gardens.



ABOUT THIS HOME



he bespoke kitchen features marble worktops, ample storage, and modern appliances, with an Everhot cooker. There is a separate utility room off the kitchen, and a spacious entrance hall with bespoke joinery offers ideal storage

There are three double bedrooms, each with an en suite bathrooms. Two bedrooms have sliding glass doors opening directly onto the terrace and garden, and all rooms are filled with natural light and designed with

Outside, the landscaped garden is mainly lawn, edged with olive and pleached trees. A kitchen garden with raised beds sits behind the house, along with a wood store and outbuildings and a large, terraced seating area, ideal for sundowners. The driveway offers ample parking.

























1 Reception room

3 Bath/Shower rooms

Utility room

Landscaped gardens

Outbuildings

Terrace

Driveway with ample parking





THE FINER DETAILS



SERVICES

Mains water and electricity
Private drainage
Oil fired central heating

EPC

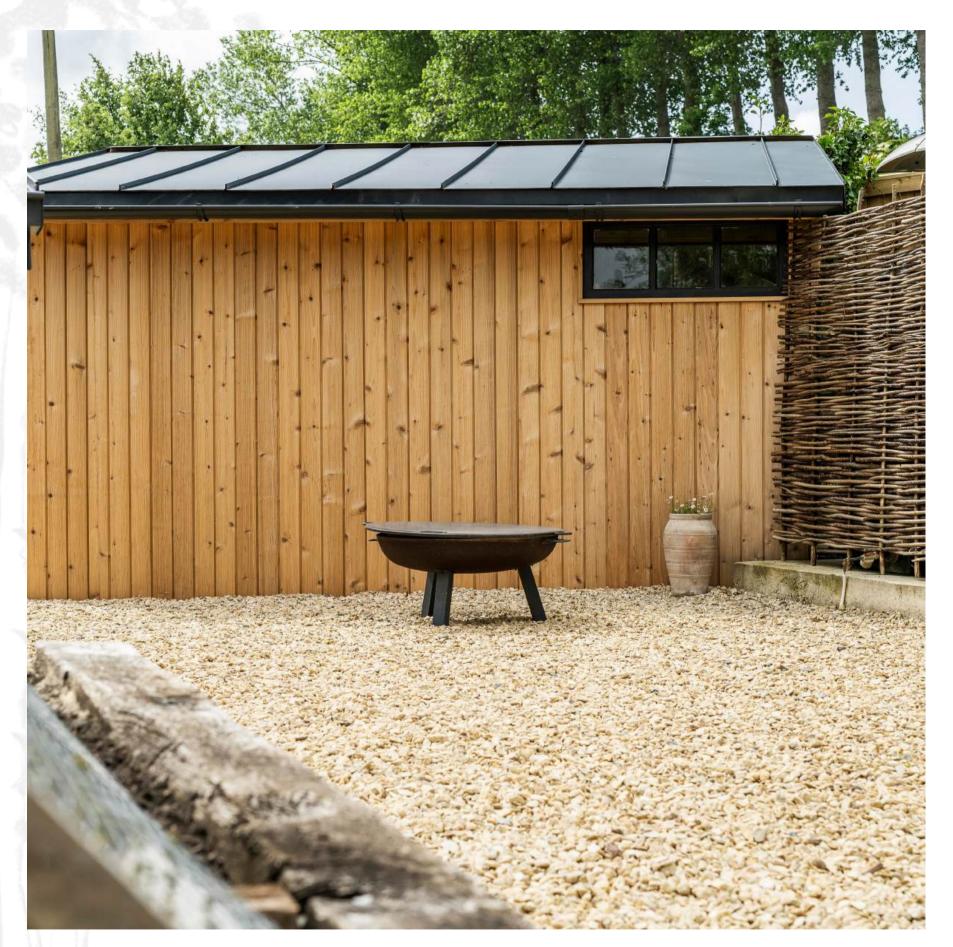
COUNCIL TAX

Band G

LOCAL AUTHORITY

Cotswold District Council











ABOUT THIS AREA

ucked away along a tranquil, tree-lined country lane, The Stables sits in a peaceful hamlet nestled between the charming villages of Ampney Crucis and Barnsley, enjoying a discreet position on a private

no-through road. Ampney Crucis is a vibrant village with a strong strong community spirit, home to a well-regarded primary school, a village hall, and a beautiful medieval church. The Crown at Ampney Brook and Wild Thyme & Honey offer the perfect setting for a relaxing Sunday lunch or drinks with friends.

Nearby Barnsley is a picture-perfect Cotswold village, known for its honey-coloured stone houses and the influence of famed gardener Rosemary Verey. The recently opened Pig Hotel in Barnsley and the Village Pub make the village a highly desirable location.

Cirencester, just a short drive away, is the cultural heart of the Cotswolds. It boasts independent boutiques, cafés, restaurants, a Waitrose, and lively weekly markets.

The area offers abundant sporting opportunities—golf, sailing, riding and walking—as well as excellent schools including Ampney Crucis Primary, Cirencester College and Deer Park as well as an excellent selection of private schools all within close proximity. With fast and easy motorway access via the M4, and direct train links to London from Kemble, this idyllic rural location is exceptionally well connected.

TOWNS & TRAIN STATIONS

Cirencester 3.5 miles
Burford 14.2 miles
Cheltenham 19.5 miles
Kingham 22.5 miles
London 95.8 miles
Kemble 8 miles (direct train to London Paddington)
M4 20 miles (Junction 15)

LOCAL

The Village Pub
The Stump
The Crown, Ampney Crucis



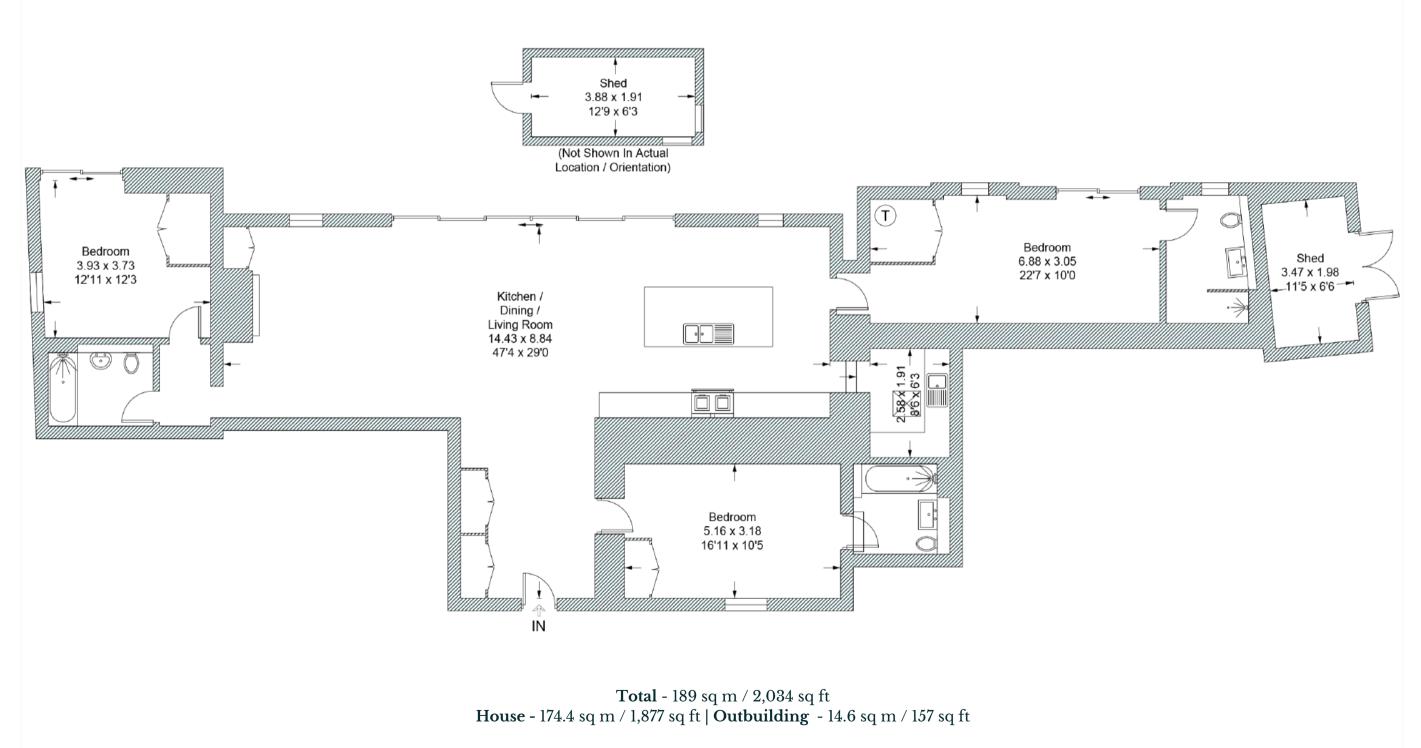






FLOORPLAN





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AREA GUIDE

The Cotswolds

amous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds are bursting with character and charm. Here you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most unique property. Lose yourself amongst a constellation of picturesque villages – with a variety of quirky and independent shops,

restaurants and farmers markets – or soak up the amazing atmosphere of one of the many sporting events, such as horse racing at Cheltenham or eventing at Badminton, to name just two.

WALKING Coln Valley

A popular local walk is from Coln St Aldwyns to Bibury. The route takes you through peaceful countryside and along the banks of the River Coln, passing mills, churches and Cotswold stone cottages.

EATING OUT

La Bobina, Cirencester

The buzzing tapas and wine bar located on the beautiful Black Jack Street in Cirencester, sits alongside our Deli & Wine Room, offering Spanish and local produce. Bringing a taste of the Spanish tapas bar culture to the Cotswolds.

EVENT

The Cheltenham Festival

A highlight in the National Hunt Season that provides an unrivalled atmosphere. Experience four days of the finest horses, jockeys and trainers battling it out for the highest honours in racing.

DAY OUT

Cirencester Polo Club

Established in 1894, it is one of the oldest and most distinguished polo clubs in the UK. Situated in the grounds of the Bathurst Estate, it hosts polo matches of the highest calibre. The Pavilion offers stunning views over Ivy Lodge pitch and is the perfect setting for eating, drinking and socialising. The menu has been handcrafted, and boasts a variety of choices using the finest local produce paired with wine and drinks from across the country.



