

# THE FIRS

Marston Meysey, Wiltshire SN6 6LQ



MOORE ALLEN  
& INNOCENT



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A character designed home with stone mullion windows, established surrounding gardens, ample parking and generous proportioned rooms that enjoy a light feel throughout. The perfect family home, set in the heart of this desirable rural village.

The carefully remodelled interior space creates a wonderful living environment with a large open plan kitchen/diner/family room at the heart of it. This is complemented by two spacious reception rooms giving flexibility to suit a variety of lifestyles.

OFFERS IN EXCESS OF  
£675,000



This central hub provides a kitchen fitted with a wide range of hand painted wall and base units finished with a light wood laminate worktop that incorporates a breakfast bar for casual dining. Integrated eye-level electric double oven, large gas hob with extractor, plumbing for a dishwasher and under surface space for a fridge. A triple aspect room that is flooded with light, as is the rest of the house. There is ample room to accommodate a dining table and soft seating. A staircase leads to the first floor and has useful bespoke storage beneath.

The larger of the two reception rooms creates a beautiful sitting room, with a dual aspect, a central fireplace housing a wood burning stove and bespoke storage built-in to either side. French doors to the rear open out onto a paved patio, perfect for outside entertaining.

The second reception room is also of generous proportions and provides flexibility as a home office/studio, playroom or formal dining room.

A large utility/boot room is a useful and very functional space for any family home. There is also a recently refitted cloakroom to the ground floor.

To the first floor, a large principal bedroom with a recently referred refitted contemporary design shower room. There are three further double bedrooms and a well-designed family bathroom of three piece white suite.

The house is set back behind a Cotswold stone wall and a lawned garden that flows around to the side, opening out to a large rear garden. This established garden is mainly laid to lawn with mature trees and shrubs, mostly bound by an attractive Cotswold stone wall, creating a private sheltered environment. A gravelled parking area to the rear provides ample parking for three cars.

Benefitting from no onward chain.





Total Approx Floor Area  
159 SQ.M (1,722 SQ.FT.)

## LOCATION

The property is located in the heart of the village of Marston Meysey, surrounded by beautiful countryside. This pretty village is a small and close community, with a local parish church and a popular village pub, the Old Spotted Cow. Local amenities including small supermarkets, a post office and other day-to-day shops, as well as schooling, can be found in nearby Cricklade and Fairford.

There are a range of independent and state schools nearby, including Meysey Hampton primary school, 2 miles and Farmors 11 - 18 secondary school, 3 miles. The historic market town of Cirencester is 8 miles, while Swindon's vibrant town centre is just 8.5 miles away, with its choice of shopping and leisure facilities.

There are excellent transport links in the area, with the M4 nearby, and central London less than an hour away via Swindon's mainline station.

## PROPERTY INFORMATION

**Services:** Mains electricity, water and gas. Private drainage system. Gas central heating feeding radiators. EPC E (49)

**Outgoings:** Council Tax Band 'F'. 2021/22 charges £2,807.99

**Local Authority:** Wiltshire Council 0300 456 0109

**Tenure:** The property is offered freehold with vacant possession upon completion.

MA&I

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## DISCLAIMER

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