

Marston Meysey, SN6 6LQ



Two spacious bedrooms | Village location
Bespoke kitchen/diner | No onward chain
Views over farmland | EPC E

£350,000

Marston Meysey, SN6 6LQ



2 Bedrooms



2 Bathrooms



1 Reception

This is a most delightful former 'Pheasant Coop' located in the heart of the ever popular Cotswold village of Marston Meysey.

The accommodation, which has been beautifully converted is arranged all on one floor and briefly comprises sitting room with twin windows, overlooking the garden. The kitchen/diner has a range of units and built in appliances.

The two bedrooms both have en-suites, one with a bathroom and one with a shower room. Outside there is a generous garden to the front with a gravelled driveway providing plenty of parking.

Amenities

The village of Marston Meysey is architecturally pleasing with a mix of stone cottages, farmhouses, a Rectory and Manor House together with a Norman Church. Nearby Cirencester has a wide range of speciality shops including Waitrose supermarket and there is excellent shopping, theatres and

festivals in Cheltenham and Bath. Communications are excellent with fast access to the M4, London and the West Country. The mainline station at Swindon enables London Paddington to be reached in approximately 65 minutes. The important regional centres of Bath, Bristol, Cheltenham, Gloucester and Swindon are within comfortable commuting distance.

For those interested in country pursuits the general area provides excellent riding country, hunting with the VWH and Beaufort Hounds, Polo at Cirencester, National Hunt racing at Cheltenham, Newbury and Bath. Other sporting venues include Premiership rugby at Bath, Bristol and Gloucester, first class cricket at Bristol and the annual Cheltenham cricket festival is held in July. Golf at Cirencester, Shrivenham, and South Cerney. Water sports at nearby Cotswold Water Park. With good schools readily available and a selection of highly rated state schools in Cirencester and Cheltenham. Independent schools include Marlborough College and the





Cheltenham Independent Schools. Preparatory schools at Beaudesert, Hatherop Castle and Pinewood.

Directions

From Cirencester take the A417 towards Fairford, proceed through Poulton and then turn right into Meysey Hampton, drive through the village and shortly after turn left towards Marston Meysey. In Marston Meysey go past the church and then the property can be found along the second driveway on your right hand side.

Services & Tenure

We believe the septic tank. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.



Local Authority

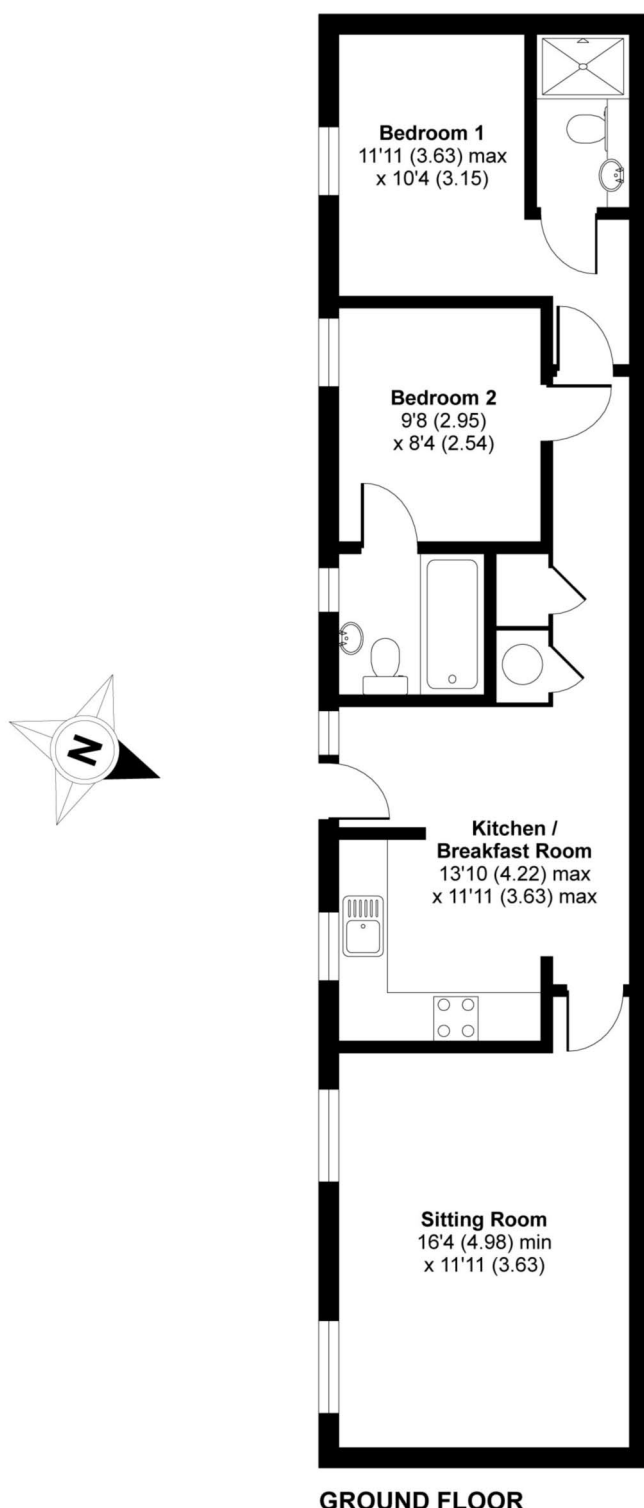
Wiltshire District Council

Ref: CIR3768/MR/71021090



Laburnum Cottage, Marston Meysey, SN6

APPROX. GROSS INTERNAL FLOOR AREA 702 SQ FT 65.2 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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