

Apple Tree Cottage,
Marston Meysey, Wiltshire, SN6 6LQ

Perry Bishop



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 4 Bedrooms

 2 Bathrooms

 2 Receptions

Key Features

- Detached characterful home
- Sympathetically extended
- Parlour Farm fitted kitchen
- Countryside views
- Principal bedroom with dressing room and en-suite
- Well tended front and rear gardens
- Double garage and ample off street parking
- No onward chain

Apple Tree Cottage has been fully and carefully renovated to maintain its character, including beams, window seats and wooden shutters throughout, but also to provide a modern interior with many quality features. Rooms are of a good size and square in shape. Both sitting rooms have log burners, giving a cosy feel while the kitchen and en suite benefit from underfloor heating. The spacious bathroom benefits from a Fired Earth vanity unit with marble basins and roll top bath overlooking the fields. The stunning Parlour Farm kitchen, with an Italian limestone floor, opens to the rear garden through bifold doors and overlooks surrounding countryside. A large double garage with boarded upper level provides ample storage while there is parking available for four cars on the drive. Two small 'barns' to the rear of the property are currently used as a potting shed and art studio – but could also provide the option of working from home.

WHAT THE VENDORS SAY...

"We live in beautiful cottage with a definite 'WOW' factor, close to other villages and within 15 minutes of Cirencester. Our own village pub is a five minute stroll away and there are country pubs in nearby villages, all of which offer good quality food. There are walks along lanes and across fields directly from the house.

Our generous gardens to the front and rear offer a choice of seating areas; the water feature under the apple tree creates a tranquil spot to relax with a gin and tonic and in summer we often set up a trestle table under the apple trees when entertaining family and friends. Idyllic!"

Amenities

The pretty village of Marston Meysey is situated within a conservation area lying about 9 miles east of Cirencester and 4 miles south of Fairford. The small village has a traditional Cotswold pub, The Old Spotted Cow, a well- supported Church and an active village hall.



The nearby village of Meysey Hampton also supports a pub and a highly regarded, Ofsted rated 'Outstanding' primary school. Fairford offers essential day to day facilities including its own 'Outstanding' primary school, whilst Cirencester is well known for its comprehensive range of shops, services and schools. Private schools in the area include Hatherop Castle Preparatory School, Rendcomb College, Prior Park, Westonbirt School, Pinewood School and Marlborough College as well as the colleges in Cheltenham.

The village is convenient for a number of commercial centres including Swindon, Cheltenham and Gloucester. The A417/ A419 provides easy access to junction 15 of the M4 as well as Junction 11A off the M5. In addition there is a fast and regular Great Western train service to London Paddington from both Swindon and Kemble.

Recreational facilities include boating on the River Thames at Lechlade, a leisure centre in Cirencester, golf at South Cerney and Cirencester. The Cotswold Water Park offers a wide range of water sports including wake boarding, waterskiing, sailing and fishing.

Directions

From Cirencester proceed along the A417 through the villages of Ampney Crucis and Poulton. Before reaching Fairford turn right in to the village of Meysey Hampton, continue along the High Street through the village for just over half a mile and then turn left, sign posted for Marston Meysey. Follow the road for a mile and a half, it will bend to the right in to Marston Meysey and the property is the first on the left.

Services & Tenure

The tenure is Freehold.

Local Authority

Wiltshire Council

Council Tax Band F

Ref: CIR/SW/KW/14/04/2022









Marston Meysey, Wiltshire, SN6

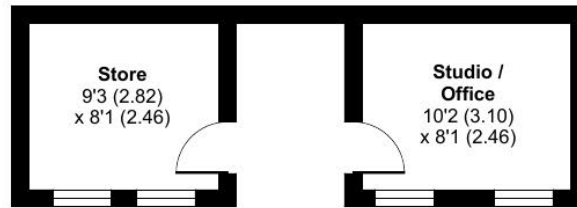
Approximate Area = 2344 sq ft / 218 sq m (includes garage)

Limited Use Area(s) = 45 sq ft / 4 sq m

Outbuilding = 157 sq ft / 15 sq m

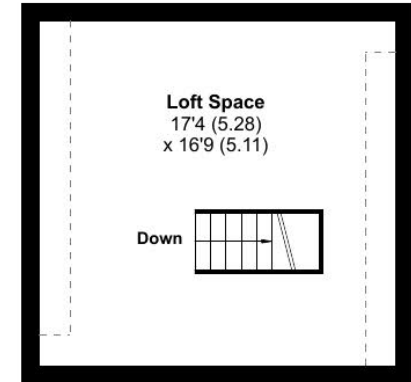
Total = 2546 sq ft / 237 sq m

For identification only - Not to scale

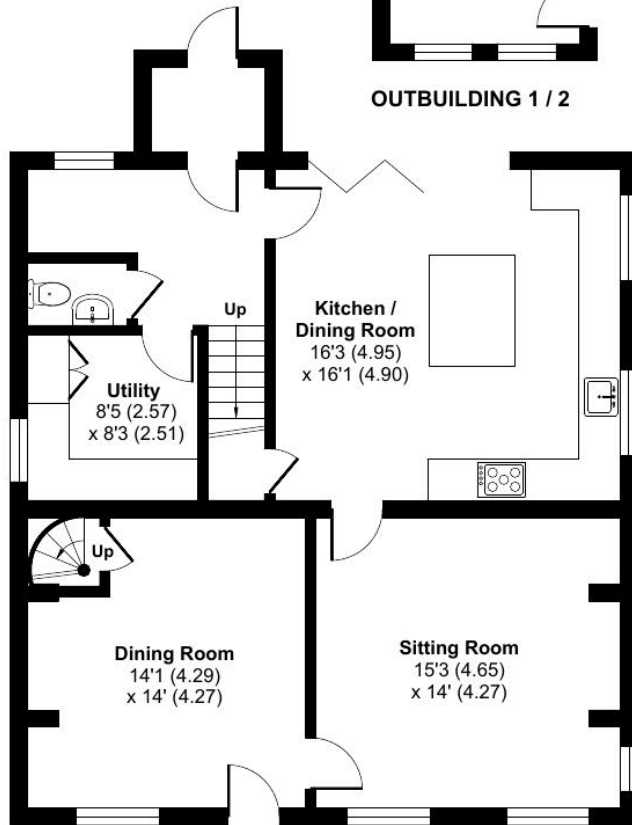


OUTBUILDING 1 / 2

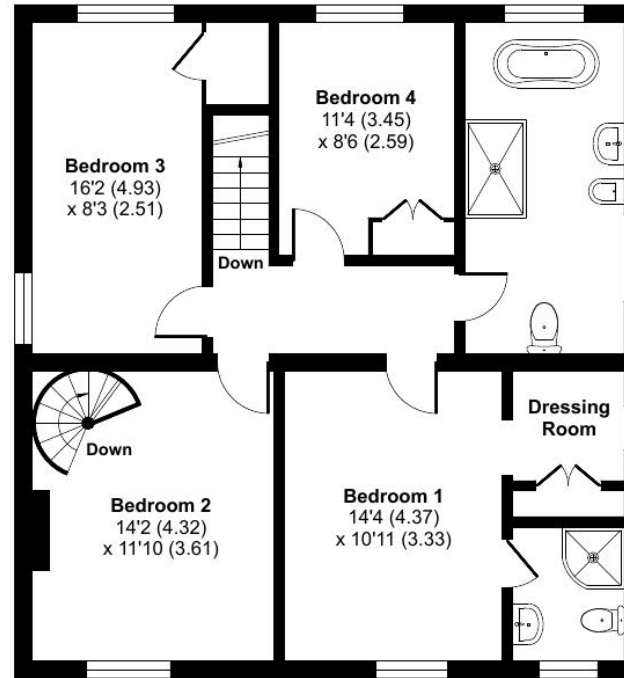
Denotes restricted head height



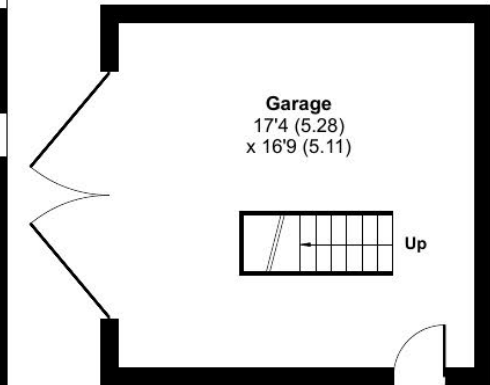
FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2022. Produced for Perry Bishop & Chambers. REF: 832548





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