

Greenleaze, Marston Meysey, Wiltshire, SN6 6LJ



Substantial and modernised family home • Five bedrooms • Stunning open plan kitchen dining family room • Two further separate living spaces • Ground floor utility room & cloakroom • Private rear garden with a rural backdrop • Ample driveway parking with electric car charging point • Solar panels • EPC TBC

Greenleaze,

Marston Meysey, Wiltshire, SN6 6LJ

Key Features



5
Bedrooms



2
Bathrooms



3
Receptions

About the property

Set within the sought-after village of Marston Meysey, with a rural backdrop, is this five-bedroom family home. It has been reconfigured and modernised by the current owners, creating a wonderful family home.

The accommodation is arranged over two floors, with the ground floor comprising an entrance hall with a cloakroom and a useful storage room on either side. This then opens into a stunning open-plan kitchen, dining, and family room with underfloor heating. A cloakroom is located off this area, and bi-fold doors open out to the garden, offering views of the countryside beyond. An inner hallway leads to two separate living spaces and a utility room.

The first floor provides five bedrooms, with the principal bedroom benefiting from a recently installed en-suite shower room. The other bedrooms are serviced by a family bathroom.

Outside, the house is set back from the road and well-screened, providing a high degree of privacy. A gravelled drive offers ample parking and turning space, there is also an electric car charging point and solar panels installed on the front sections of the roof. The rear garden overlooks a large field and is laid lawn with a decking area.

Information provided by the vendor

Solar panels/battery are fully paid for. It is a 6kW system (average UK installation is 3kW) including battery that, at the time of installation in 2019, was forecast to save –£600/year (calculations can be provided). Since then, electricity prices have doubled, meaning the saving is >£1,000/year. During summer months, we are receiving £60-80/month for export, which means electricity cost for the house is negligible May thru September.

Full fibre broadband installed via Gigaclear

Amenities

The picturesque village of Marston Meysey is situated within a conservation area, approximately 9 miles east of Cirencester and 4 miles south of Fairford. This small village boasts a traditional Cotswold pub, The Old Spotted Cow, a well-supported church, and an active village hall.

The nearby village of Meysey Hampton also features a pub and a highly regarded, primary school. Fairford offers essential day-to-day facilities, including its own 'Outstanding' primary school, while Cirencester is renowned 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 colleges in Cheltenham.

The village is conveniently located for several commercial centres, including Swindon, Cheltenham, and Gloucester. The A417/A419 provides easy access to junction 15 of the M4 and Junction 11A of the M5. Additionally, there is a fast

and regular Great Western train service to London Paddington from both Swindon and Kemble.

Recreational facilities in the area include boating on the River Thames at Lechlade, a leisure centre in Cirencester, and golf courses in South Cerney and Cirencester. The Cotswold Water Park offers a wide range of water sports, including wakeboarding, 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 can be found on the right hand side.

Services & Tenure

The tenure is Freehold.

Local Authority

Wiltshire Council

Council Tax Band: E

Our reference

CIR/SW/RN/18042024

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

what the owner said

"Our family has spent a wonderful 12 years in Marston Meysey, which is a very welcoming community. During that time, we have transformed the property into our home with countless summer parties watching the Red Arrows fly directly over during Air Tattoo, family Christmases by the fireplace and watching the sun set whilst sat in the hot tub!

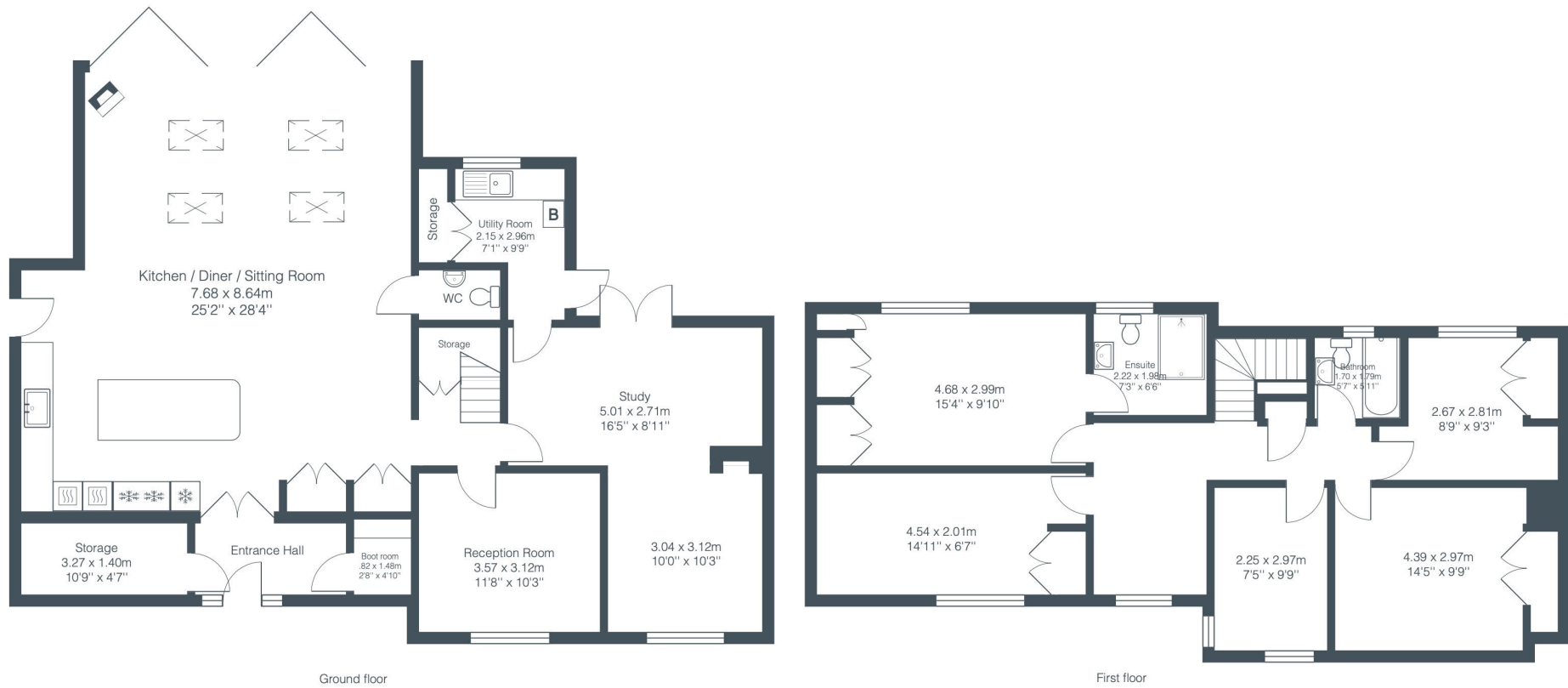
The village is well located for quick access to the A419, M4 and M5 and the nearby towns of Fairford and Cricklade with their various amenities. Our dog, Brodie, has enjoyed his many walks along the multiple countryside routes that lead from the village! Whilst our two children both had a fantastic experience at our local primary school (which just achieved the best SATS results in Gloucestershire!). We loved that every child knew each other's name throughout the school.

We are moving reluctantly due to work so hope we can find another family that can now enjoy the investment we have made in the property."









Total Area: 207.8 m² ... 2237 ft²
 All measurements are approximate and for display purposes only.

PerryBishop
 PROPERTY MADE PERSONAL

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
 T: 01285 655355
 E: cirencester@perrybishop.co.uk

perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

