

Church Street, Meysey Hampton, Cirencester, Gloucestershire GL7 5JU



Detached period Cotswold stone cottage • Three bedrooms • Sitting room • Dining room •
Private south westerly facing garden • Separate bath and shower rooms • Single chamber cellar
• NO ONWARD CHAIN • EPC G

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Meysey Hampton, Cirencester, Gloucestershire GL7 5JU

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Offered for sale with no onward chain and set within the popular village of Meysey Hampton is this whimsical three bedroom detached period Cotswold stone cottage. The cottage is set well back off Church Street and benefits from a private south westerly facing garden.

The split level accommodation, which would benefit from some updating, is arranged over two floor main with the ground floor comprising a conservatory style entrance porch, bedroom with an adjacent shower room, charming sitting room with flagstone floor and inglenook fireplace, steps take you to a half landing and the dining room, utility room and kitchen. A single chambered cellar is accessed off the sitting room. The first floor provides the two further bedrooms which are serviced by a separate bathroom.

Outside is private south westerly facing garden with mature planting, including fruit trees. The garden is in the main laid to lawn and patio, with a large garden shed, this space could be utilised, with the necessary regulations and permission, to houses a garden room/office if required.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Meysey Hampton is a popular rural village on the edge of the Cotswolds with an active community. It has a well-regarded primary school, an excellent pub (The Masons Arms) and church. The village is also located close to the eastern section of the Cotswold Water Park, an extensive complex of over one hundred lakes created from gravel extraction. The Water Park offers a wide range of water and land-based activities and is also nationally recognised as an important conservation and wildlife study area.

A 2.5 mile drive to the east takes you to the market town of Fairford with a comprehensive range of amenities that serve the town and its surrounding area. There is a range of shops in the centre of the town as well as a regular market. Leisure facilities are wide ranging and include a sports centre, children's playground, library, youth and community centre, doctors' surgery and many local clubs and organisations. The town also offers primary and secondary schooling.

While 7 miles to the west lies Cirencester. The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach. Cirencester benefits from high street stores, independent specialist retailers, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club. There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

Directions

From our office in Cirencester, follow on the A417 towards Fairford. Follow through the villages of Ampney Crucis and Poulton and turn right into Meysey Hampton. Continue along the High Street, passing the Masons Arms, and take the next turning on the right in to Church Street. The property is set back off the road on the left hand side.

What3Words: ///operation.ship.skillet

Services & Tenure

The tenure is freehold.

Local Authority

Cotswold District Council

Council Tax Band- D

Our reference

CIR/SW/MS/28042025

We'd love to hear from you

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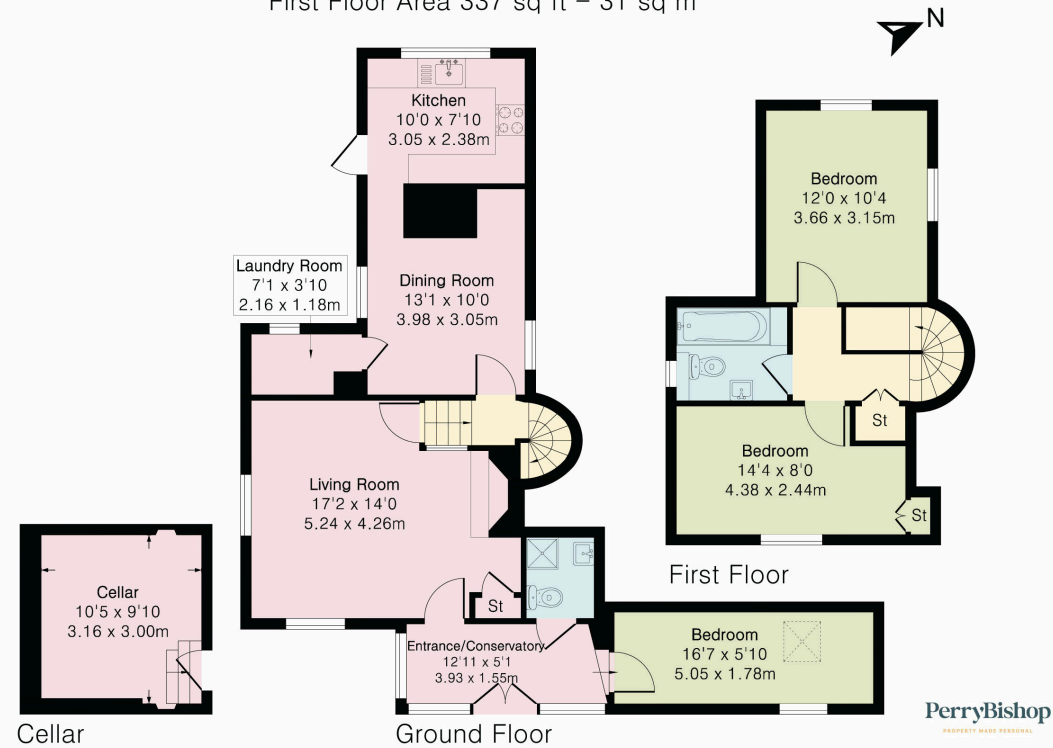


Approximate Gross Internal Area 1082 sq ft - 100 sq m

Cellar Area 102 sq ft – 9 sq m

Ground Floor Area 643 sq ft – 60 sq m

First Floor Area 337 sq ft – 31 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

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