

PerryBishop

PROPERTY MADE PERSONAL



Furzey Hill Cottages, Marston Hill, Meysey Hampton, Cirencester, Gloucestershire, GL7 5LG

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Key Features



4
Bedrooms



3
Bathrooms



4
Receptions

- Delightful family home in stunning location
- Adjacent to and overlooking farmland
- Four bedrooms, three bathrooms
- Sitting room, dining room, study and garden room
- Fitted kitchen, utility room, and cloakroom
- Driveway and double garage
- Pleasant gardens
- EPC: D

About the property

A most delightful extended four-bedroom semi-detached family home enjoying a most tranquil setting, being adjacent to and overlooking the surrounding countryside. Nestling in the peaceful lane, the property is well-placed to be close to a wide range of amenities, facilities, and glorious countryside walks.

The well-proportioned flexible accommodation offers a lovely contemporary lifestyle way of living and briefly comprises an entrance hall where there is a door to the cloakroom. The sitting room has a fitted woodburner and french doors leading into the dining room which in turn has an archway that flows through into the kitchen. This has been beautifully appointed with a generous range of base units, working surfaces over, a boiling water tap, and some integral appliances. The property also benefits from a utility room. A large door also goes into the garden room which enjoys a vaulted partially glazed ceiling, adding additional light, and bi-fold doors

leading out into the garden.

An inner hallway has stairs leading to one of the bedrooms which would make an ideal guest suite as it has its own en-suite shower room. There is also a personal door into the double garage.

The main staircase leads to the first floor and three further bedrooms and the main family shower room. The principal bedroom has the added benefit of an en-suite shower room with a walk-in shower.

Outside, the gardens are a particularly fine feature of the property. They are approached via an electric gate where there is gravel parking leading to the double garage. There is a small area to the front and it is well secluded to the highway, providing an ideal place to enjoy. The rear garden is generous in its size and enjoys a good degree of privacy. is well-enclosed, and backs onto open farmland. It is mainly laid to lawn with flower/shrub borders and a paved patio offering a place to sit, relax, or entertain.

Amenities

Meysey Hampton is a small village situated on the edge of the Cotswolds in the beautiful Coln Valley. It is 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. Meysey Hampton has a well-regarded primary school, a public house and a thriving village community.

The village is very close 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 for which there is ample free parking. There is also a regular market every Wednesday. 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.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

From our office in Cirencester follow on the A417 towards Fairford. Follow through the villages of Ampney Crucis and Poulton/ Continue past the turning on your right towards Meysey Hampton. Take the next turning right signposted Marston Meysey. Follow this lane and the cottage will be found on your left hand side after around a mile.

What 3 Words: [///freezers.ponies.commit](https://www.what3words.com/3wz4g2g3/3wz4g2g3/3wz4g2g3/)

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/JC/RN/11092024

We'd love to hear from you

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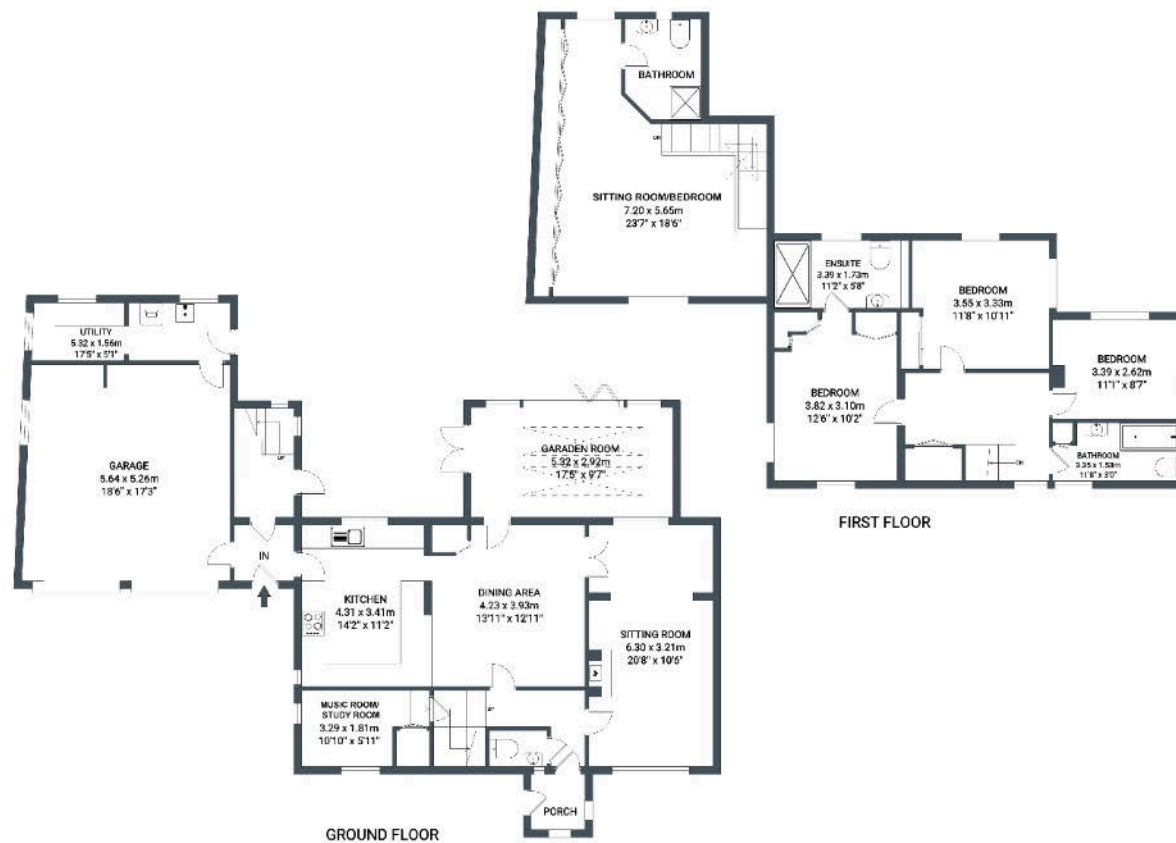








APPROXIMATE FLOOR AREA = 232.6 SQ M. / 2504 SQ FT. (INCLUDING GARAGE)





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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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