



THE BEECHES

MARSTON MEYSEY • WILTSHIRE

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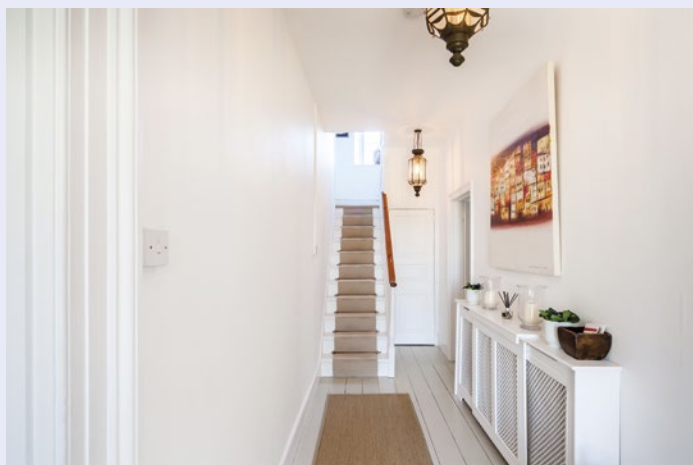
Fairford 4 miles • Cirencester 9 miles • Swindon 11 miles
(London Paddington 55 minutes) • M4 (J15) 14 miles
M5 (J11A) 25 miles • Cheltenham 24 miles
(all distances and times approximate).

A charming period Cotswold stone Victorian house with a pretty garden situated in the heart of the village with the benefit of planning permission to enlarge.

Porch • Entrance Hall • Drawing Room • Study
Sitting / Dining Room • Kitchen/Breakfast Room
Utility Room • Cloak/Boot Room • Cellar

Four Bedrooms • Family Bathroom • Shower Room

Double Garage • Private Parking • Gardens





SITUATION

The pretty village of Marston Meysey is situated within a conservation area on the Wiltshire/Gloucestershire border, lying about 9 miles east of Cirencester and 4 miles west of Fairford. The small village has a popular pub, The Old Spotted Cow, a well-supported Church and an active village hall.

The nearby village of Meysey Hampton supports a village shop/post office, Tennis club and excellent primary school. Fairford offers essential day to day facilities, whilst Cirencester is well-known for its comprehensive range of shops, services and schools.

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.

Education in the area is well catered for with Farmor's School, as well as a good primary school and pre-school, all within Fairford itself. The private sector is catered for by Prior Park Preparatory school in Cricklade, Hatherop Castle, St Hugh's in Faringdon, Rendcomb College, Beaudesert Park and the Cheltenham schools and colleges.

Recreational facilities include boating on the River Thames at Lechlade, a leisure centre in Cirencester, golf at South Cerney, Highworth, Burford, Naunton Downs and Cirencester. Tennis Club at Meysey Hampton plus Tennis, Bowls, Football and Cricket Clubs in Fairford. Racing at Newbury and Cheltenham, Polo at Cirencester Park, Hunting with the VWH. The Cotswold Water Park offers an abundance of water sports including wake boarding, waterskiing, sailing and fishing.

DESCRIPTION

The Beeches is a fine Victorian house found in the heart of this popular village. The house is set back from the High Street and is afforded privacy by the mature Beech trees.

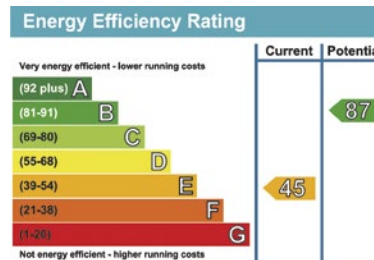
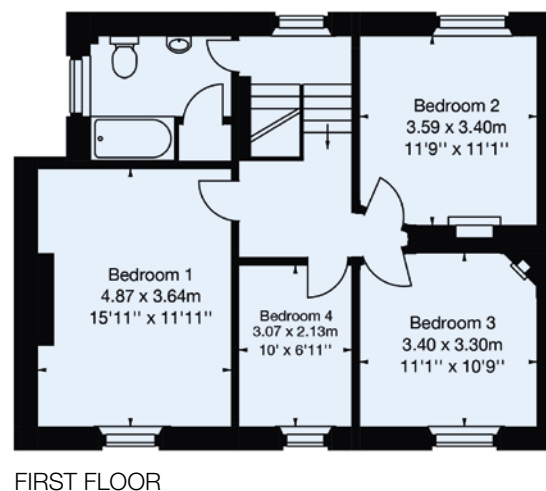
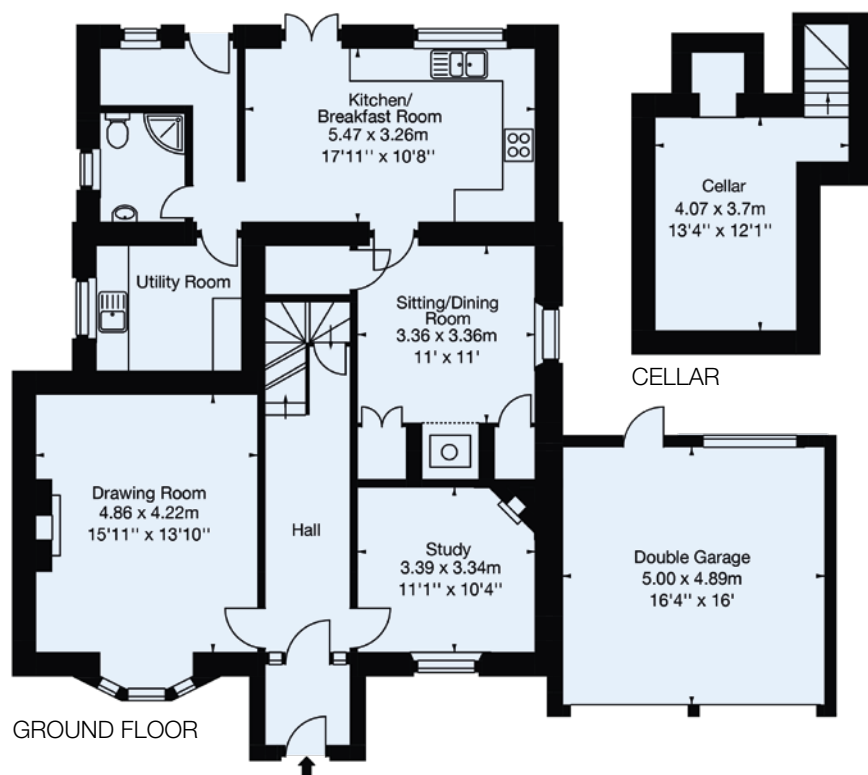
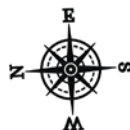
The property is approached through a stone pillared gateway with a circular driveway providing gravelled parking to the front of the double garage. To the rear of the house is a mainly lawned walled garden which is interspersed with a variety of fruit trees including apple and pear. Adjacent to the kitchen is a paved sitting out area.

The house provides well balanced accommodation with an elegant central hallway. To one side is the drawing room with a fine Cotswold Stone fireplace and a large stone mullion bay window. On the opposite side of the hall is a study with a pretty corner fireplace. A sitting/dining room opens into the kitchen/breakfast room which is well fitted and has direct access to the garden. To the side is the shower room, utility room and cloak/boot room. On the first floor there are four bedrooms (three being double) together with a family bathroom.

A very useful planning permission exists which enables the garage space to be converted into further accommodation. This could then provide for additional family room or games room with a staircase leading upstairs to 2 additional bedrooms with en-suites. The link to the extension could easily be provided via the existing sitting/dining room. At the same time the kitchen could be enlarged so as to provide a sitting area off which would be a new utility and cloakroom. The conversion would also allow the master bedroom, in the original part of the house, to be turned into a master

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Approximate Gross Internal Area: 221 sq.m. / 2381 sq.ft.



suite, comprising of en-suite and dressing room. These improvements would certainly create a most comfortable family home. In any event the plans give a great deal of flexibility as to how the new space may be used. (draft plans available on request)

PLANNING PERMISSION

There is planning permission to demolish the existing garage and replace with an extension. Also, an extension to the side elevation and alterations to rear doors and windows. Application reference 17/05174/FUL

TENURE

Freehold with vacant possession upon completion.

POSTAL ADDRESS

The Beeches, Marston Meysey, Swindon, Wiltshire, SN6 6LQ

SERVICES

Mains water and electricity. Private drainage. Gas fired central heating. Gigaclear fibre broadband up to 900 Mbps.

LOCAL AUTHORITY

North Wiltshire District Council, Monkton Park, Chippenham, SN5 1ER. 0300 456 0114.

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, light fittings, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

DIRECTIONS

From Cirencester take the A417 towards Fairford. After approximately 6 miles turn right and follow the road through Meysey Hampton. Shortly after leaving the village turn left, signposted Marston Meysey. The Beeches is found in the middle of the village on the left-hand side, virtually opposite St James' Church.

VIEWING

Strictly by appointment with Savills.

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