

THE FIRS

MARSTON MEYSEY • WILTSHIRE



savills

THE FIRS

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WILTSHIRE

An improved and well laid out family house set in a conveniently placed village.

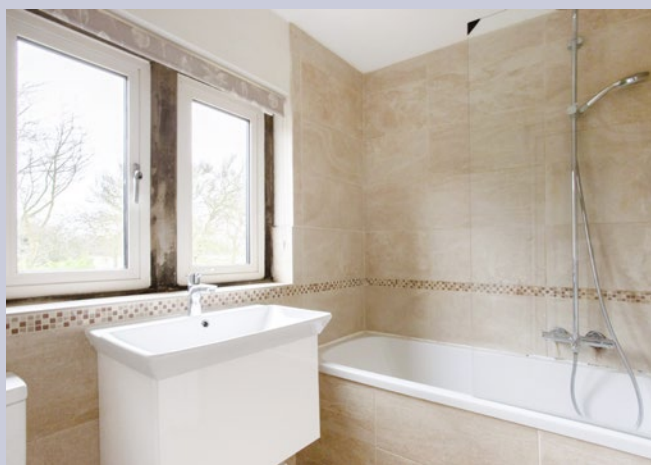
Fairford 4 miles • Cirencester 9 miles
Swindon 11 miles (London Paddington 55 minutes)
M4 (J15) 14 miles • M5 (J11A) 25 miles
Cheltenham 24 miles
(All distances and times approximate).

Cloakroom • Kitchen/Breakfast/Family Room
Sitting Room • Studio Room • Utility Room

4 Bedrooms • 2 Bathrooms (1 en suite)

Garden • Private Parking





SITUATION

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 as well as a highly regarded primary school. There is a village shop / Post Office in Down Ampney. About 4 miles away is the small town of Fairford, famous for its parish church and offering essential day to day facilities. 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. Recreational facilities include boating on the River Thames at Lechlade, a leisure centre in Cirencester and golf at South Cerney and Cirencester. The Cotswold Water Park offers a wide range of water sports including paddle boarding, water skiing, sailing and fishing.

DESCRIPTION

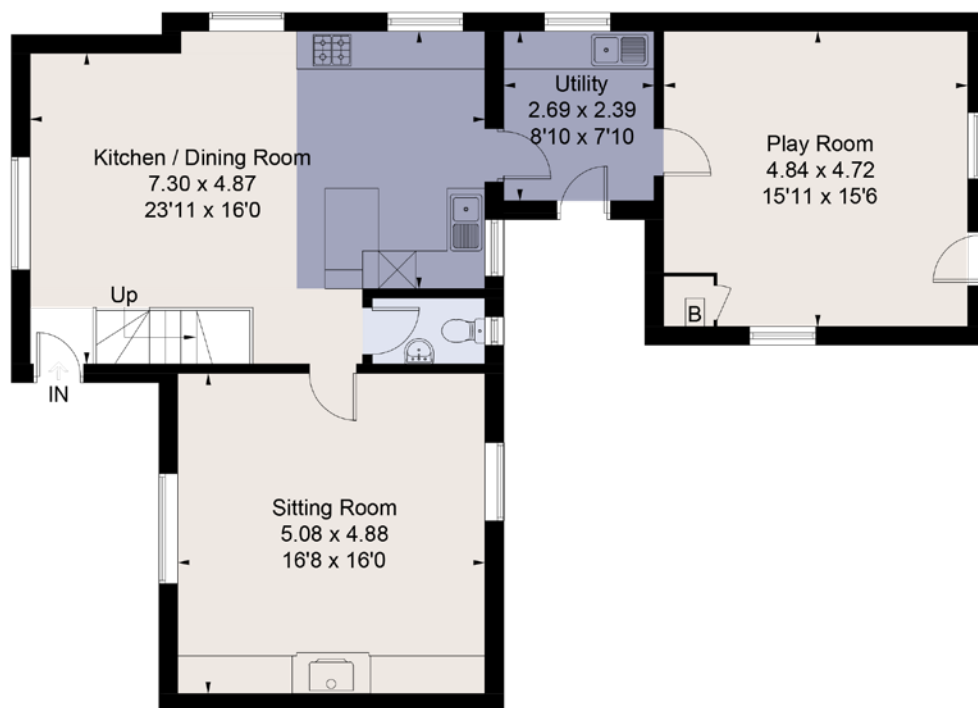
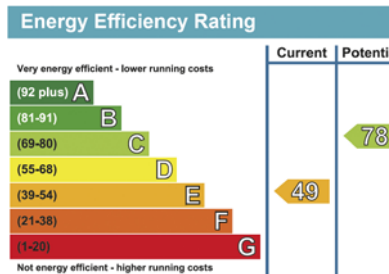
The Firs is a light and airy family house which has been significantly improved by the present owners. Forming the hub of the house is the excellent kitchen which also provides sitting and dining areas, perfect for family use. It benefits from integrated appliances and a central breakfast bar. There is also direct access into the sitting room which includes a fireplace with wood burning stove, fitted shelves and cupboard as well as French doors leading into the garden. Also on the ground floor is a studio room, formerly the garage and capable of fulfilling a number of different uses. Adjacent to the kitchen is a utility / boot room. On the first floor there are four good sized bedrooms, one of which has an ensuite shower room. The two bedrooms to the rear have views over open countryside.

Outside there is a private, gravelled parking area to the rear. The main garden is also found on the west side of the house and is partly enclosed by a Cotswold stone wall. The lawn area is interspersed with maturing shrubs and there is a garden shed in one corner. A smaller area of garden is found to the front of the house.

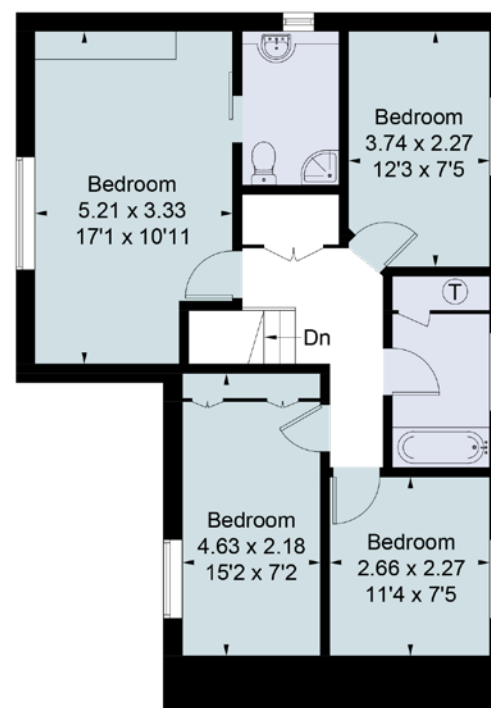
 = Reduced head height below 1.5m

THE FIRS

Approximate Gross Internal Area:
157.3 sq.m. / 1693 sq.ft.
Including limited Use Area 2.3 sq.m. / 24 sq.ft.



Ground Floor



First Floor



TENURE

Freehold with vacant possession upon completion.

POSTAL ADDRESS

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

SERVICES

Mains water, gas and electricity. Private drainage. Gas fired boiler.

LOCAL AUTHORITY

North Wiltshire District Council, Monkton
Park, Chippenham, SN5 1ER
Tel: 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. On entering Marston Meysey The Firs will be found after a short distance on the right hand side, before the road bends to the left and virtually opposite Grange Farm House. There is a tall fir tree in the garden.

VIEWING

Strictly by appointment with Savills.

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