

MERE PARK





MERE PARK, FAIRFORD, GL7 4BT

ENTRANCE HALL • STUDY • DRAWING ROOM • DINING ROOM
SNUG • KITCHEN/ORANGERY • UTILITY • CLOAKROOM • GYM
WINE STORE • PLANT ROOMS • 7 BEDROOMS • 8 BATH/SOWER ROOMS
SECOND KITCHEN • GAMES ROOM • LANDSCAPED GARDENS • TERRACES
PADDOCKS • BOTHY • PRIVATE DRIVEWAY • TRIPLE GARAGE

AN IMPRESSIVE & EXCEPTIONAL COTSWOLD COUNTRY HOUSE

DESCRIPTION

Mere Park is an exceptional Queen Anne style Country House. Built around seven years ago and to a very high standard, this is a welcoming and generously proportioned home, ideal for both family life and entertaining. Set in a rural location on the outskirts of Fairford, this is a peaceful home with superb contemporary living. The house flows beautifully and has been thoughtfully created to offer spacious yet well connected living accommodation.

Architecturally designed, Mere Park has been carefully crafted to exhibit exceptional features and highlight the brightness of the home, which is enhanced not only by the numerous sash windows but also by the spectacular roof lantern basking each floor with natural light, making the

stairwell with its hand-crafted banisters an impressive focal point of this home.

Upon entering Mere Park via an impressive tree lined gravel driveway, one is immediately struck by the scale and beauty of the property. The stone pillared porch invites one in to a grand entrance hall with stunning Bahia natural stone flooring. The attention to detail throughout the house is outstanding and evident within moments of arriving. All the reception rooms are light and beautifully proportioned with the drawing and dining rooms being wonderful entertaining spaces, both with doors leading to the gardens and a dining terrace overlooking the garden with wonderful views. The snug, also used as a playroom, with its jet master open fireplace is a comfortable room for relaxing. Across the hallway is the bright,

spacious and well-appointed bespoke kitchen by Steven James Kitchens, with a beautiful orangery dining area overlooking the garden. On the ground floor there is also a study and cloakroom.

The principal bedroom suites are located on the first floor. The master suite encompasses a generous bedroom and two ample dressing rooms, each with en suite bath/shower rooms and beautiful sash and casement windows which bathe the rooms in natural light. There are three further double bedrooms on this floor, all with en suite shower rooms and built in wardrobes.

The second floor has three spacious double bedrooms, a family bathroom and a spectacular games/entertainment room. The adjacent second kitchen is a useful addition to this floor making the

space perfect for staff accommodation.

On the lower ground floor there is a gym with separate shower room, plant rooms, utility room and wine store.

The house is nestled in a delightful parkland setting with paddocks and a separate garden area, perfect for entertaining, with a delightful play area for children. The garden is predominantly laid to lawn and interspersed with a variety of mature specimen trees and herbaceous borders. There is a useful bothy, a triple garage to the rear of the property and plenty of parking. Thoughtful lighting in the gardens and grounds creates an enchanting nocturnal setting, emphasising Mere Park's beauty and elegance.

Land: 5.242 ha (12.95 acres).

LOCATION

Mere Park is located on the outskirts of Fairford, a popular and historic market town in the Cotswolds. This thriving community benefits from a wide range of facilities including a library, the Palmer Hall which hosts a variety of local events throughout the year, a beautiful medieval church, a range of shops including a post office, doctors, dentist and leisure centre, and a choice of good restaurants and gastro pubs. The town has a wonderful community spirit, evident from the wide range of clubs and societies on offer.

Known as the "Capital of the Cotswolds", nearby Cirencester is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, restaurants and cafés. The recently refurbished Market Place hosts a twice weekly market and a farmer's market every other Saturday.

Delightful Burford is a short drive away and is home to the renowned Burford Garden Centre, excellent shopping and restaurants.

The area offers a superb choice of schooling with an outstanding selection of state and grammar schools, as well as a wide range of impressive private schools, such as Hatherop Castle, Beaudesert Park, Westonbirt, Powells, Cheltenham College, Pate's, St Hugh's, Marlborough College, Pinewood and Fairford's own Farmor's School, to name but a few.

Sporting opportunities are abundant in the area with nearby golf courses in Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.



CIRENCESTER 9 MILES
BURFORD 12 MILES
SWINDON 14.5 MILES (LONDON
PADDINGTON 60 MINS)
M4 (JUNCTION 15) 18 MILES
CHELTENHAM 26 MILES

All distances and times are approximate









GENERAL INFORMATION

Tenure: Freehold.

Services: Mains water, drainage and electricity. Oil-fired central heating.

Postcode: GL7 4BT

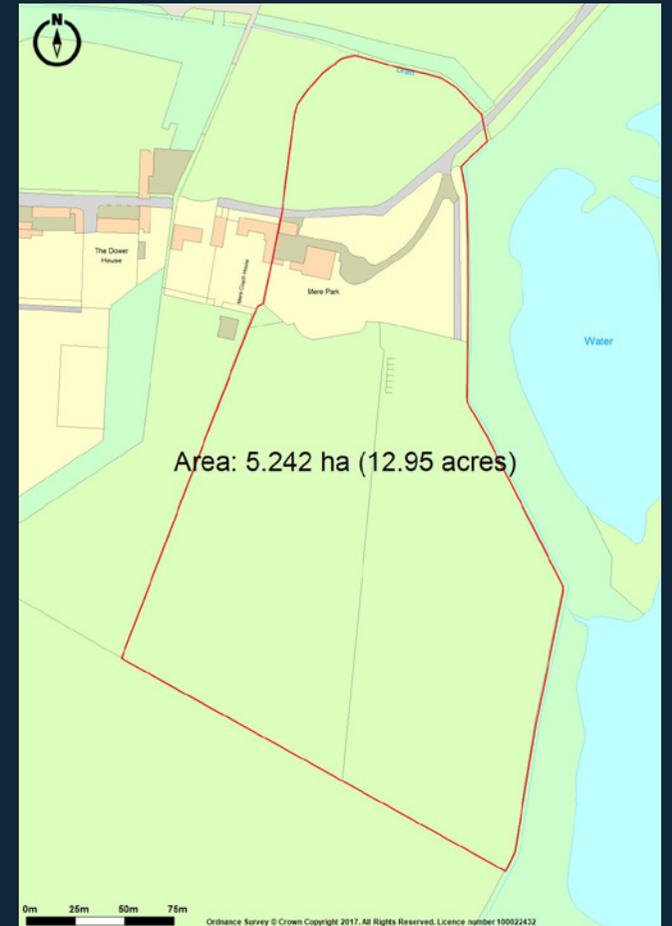
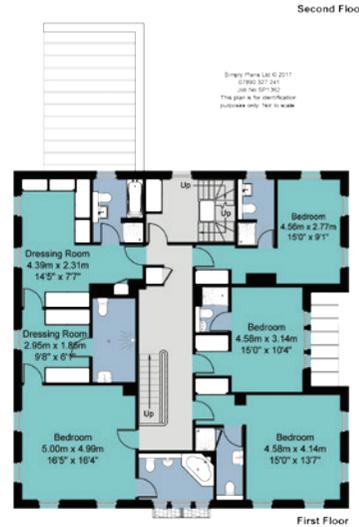
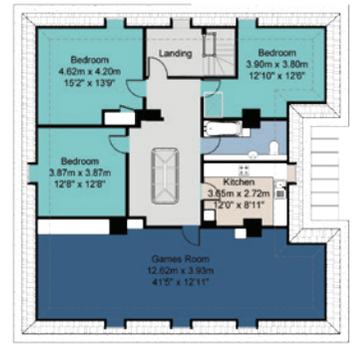
Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643643. Council Tax Band H & A, EPC rating C.

Mere Park, Fairford, Gloucestershire

Gross Internal Floor Area Approx -
 House 620 sq metres / 6673 sq Feet
 Stone 13 sq metres / 140 sq Feet
 Triple Garage 47 sq metres / 506 sq Feet
 Total 680 sq metres / 7319 sq Feet



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