

HAMPTON FIELDS FARM

MEYSEY HAMPTON • CIRENCESTER • GLOUCESTERSHIRE







HAMPTON FIELDS FARM

**MEYSEY HAMPTON • CIRENCESTER
GLOUCESTERSHIRE • GL7 5JL**

A beautifully Cotswold stone property in an unspoilt private setting

Meysey Hampton 1 mile • Cirencester 6 miles • Fairford 2½ miles
Swindon (trains to London Paddington 55 mins) 14 miles • M5 (J11A) 15 miles • M4 (J15) 16 miles
Cheltenham 20 miles • Oxford 32 miles
(Distances and times approximate)

Accommodation

Reception hall • Drawing room • Sitting room • Dining room
Boot room • Conservatory • Kitchen/breakfast room • Utility room • WC

Master bedroom with en-suite bathroom • Four further bedrooms • Three further bathrooms

Double garage • Loft storage

Stables • Tack room • Machinery store

Grounds

Landscaped gardens and grounds • Mature ornamental woodland • Paddocks

Lot 1 about 8 acres (3.21 hectares)

Lot 2 – further pasture and woodland - about 35 acres (14 hectares)

Further land available by separate negotiation

In all about 43 acres (17 hectares)



Cirencester

Gloucester House, 60 Dyer Street,
Cirencester, Gloucestershire GL7 2PT

Tel: +44 1285 659 771

rupert.sturgis@knightfrank.com

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Hampton Fields Farm

- Hampton Fields Farm occupies a delightfully quiet and secluded setting situated at the end of a long private drive. The house overlooks the beautifully mature gardens and grounds and quintessential Cotswold countryside beyond. The property is not listed and was originally converted in 1990 to provide a particularly light and airy country house.
- The reception hall links the open plan kitchen breakfast room, sitting room and conservatory which form the core of the house. There are double doors opening to paved areas and the gardens that surround the property.
- The first floor drawing room has exceptional views through large full height windows over the gardens and surrounding Cotswold country beyond. The room has impressive original beams, cut stone fireplace and is ideal for entertaining with views throughout the seasons.
- The master bedroom has an en-suite bathroom and dressing area with stone steps leading to the garden. In addition there is a guest bedroom with en-suite bathroom, three further double bedrooms with en-suite bathrooms and Bedroom 5.
- Attached to the house is a double garage with loft storage above which could be incorporated into the main house.





Gloucestershire



There are many highly recommended schools in the area including Cheltenham College, Radley, Westonbirt, Cothill, The Dragon, Summer Fields, Pinewood and Abingdon School.



Communications are excellent to the A419 providing access to Swindon, the M4 and M5. Swindon mainline station provides fast access to London Paddington taking approximately 55 minutes.



Leisure and recreational facilities are extensive with golf courses at Cirencester, Burford and Naunton Downs. Racing at Cheltenham and Newbury, polo at Cirencester Park and Beaufort, hunting with the VWH and the adjoining Heythrop and Cotswold Hunts.

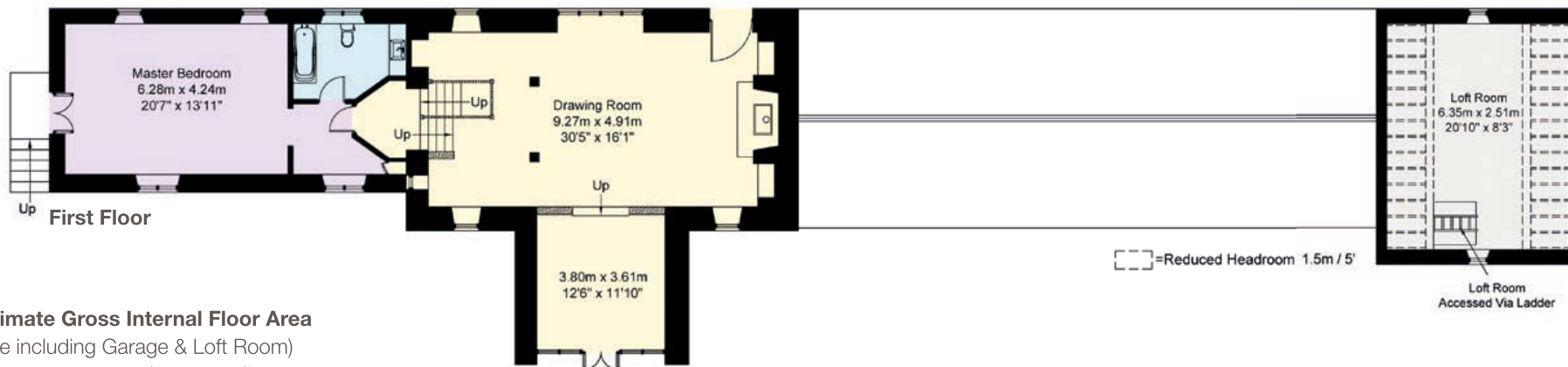


There are many footpaths and bridleways in the area which are ideal for walking and riding.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



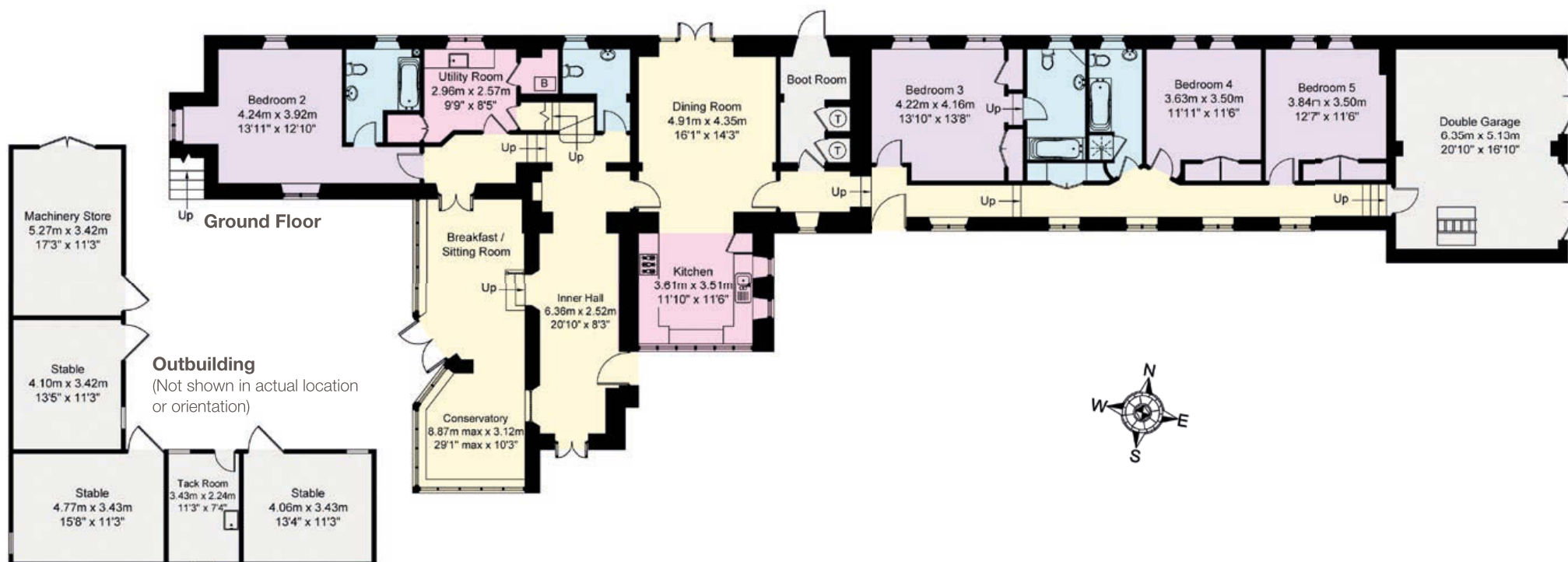
Approximate Gross Internal Floor Area

(House including Garage & Loft Room)

House: 421 sq.m / 4,531 sq.ft

Stable: 72 sq.m / 775 sq.ft

Total: 493 sq.m / 5,306 sq.ft





Gardens and Grounds

- A long tarmac drive leads from the lane past the mature woodland bordered by a historic Cotswold drystone wall before approaching a silver lime avenue flanked by neatly clipped beech hedges which opens up to a large gravel parking area beside the main house.
- Close to the house is the L-shaped stable block with loose boxes, tack room, feed room, machinery store and hardstanding with direct access to the adjoining flat paddocks. The stable yard, subject to the necessary consent, could easily be expanded to provide further stabling, garaging, workshop or studio.
- Hampton Fields Farm has the most sensational gardens which have been beautifully landscaped and carefully planned to provide colour throughout the seasons. There are a large number of flowers, shrubs and trees and despite the intensity of the garden, it requires relatively small amount of maintenance.





- The house is surrounded by separate garden compartments ideal for outside entertaining and al fresco dining, with a number of terraces and paved areas. The various garden areas are divided by beech, hornbeam and Portuguese laurel hedges with a mixture of flowering shrubs and trees.
- A short walk from the main house is a grass field with stock fencing. There are no public rights of way across any parts of the property.

An additional 35 acres of pasture and woodland is available by separate negotiation. See lotting plan to the right





Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Photographs: July 2016 Particulars: July 2016 Kingfisher Print and Design. 01803 867087.

Services

Mains water and electricity. Private drainage. Oil fired central heating. Broadband is available.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority

Cotswold District Council. Telephone 01285 623 000.
Council Tax Band H

Viewings

Strictly by prior appointment through Knight Frank Cirencester, telephone 01285 659 771.

Directions (GL7 5JL)

Please do not rely on your Sat Nav to take you directly to the property.

From Cirencester take the A417 east heading towards Fairford and Lechlade. After about 3 miles continue to the village of Poulton and take the next left signposted to Sunhill (at the cross roads directly opposite the turning to Meysey Hampton Village). Continue for approximately ½ mile and the drive to Hampton Fields Farm is the first drive on the left hand side. Continue along the drive down to the gravel parking area beside the main house.



