



# WAKES GROUND

MEYSEY HAMPTON, CIRENCESTER, GLOUCESTERSHIRE

## A well-proportioned detached house, tucked away on the edge of this popular village

**Ground Floor:** Hall • dining room • sitting room • study • kitchen/breakfast room • bedroom • bathroom • cloakroom • utility

**First Floor:** Three further bedrooms • 2 bathrooms (one en suite)

**Outside:** Large storage shed (former garage) • Parking • West facing garden

**Butler**   
**Sherborn**

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## DESCRIPTION

Wakes Ground is tucked away privately on the edge of this very popular village, approached via its own private gravelled driveway which also gives access to the neighbouring property. The house offers well-proportioned accommodation of over 3000 square feet in total. The rooms have good ceiling heights and include a large dining hall, with French windows to the garden, as does the spacious sitting room. The kitchen/breakfast room also overlooks the garden. Also on the ground floor is a bedroom and bathroom and a separate study which could alternatively be used as a bedroom. On the first floor are three further bedrooms and two bathrooms. There is an excellent number of fitted cupboards.

Wakes Ground is approached down a gravelled driveway leading to a parking area to the side of the house. A former garage has been converted into a useful store room. The main garden lies to the west of the house. It comprises a flat lawn with mixed borders and there is a broad paved terrace outside the dining and sitting rooms. The garden adjoins and overlooks open pasture to the west.

## SERVICES

Mains water, drainage and electricity. Oil central heating. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

## TENURE

Freehold with vacant possession.



## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. The neighbouring aproperty has a right of way down the drive.

## LOCAL AUTHORITY

Cotswold District Council

## COUNCIL TAX

Band F

## EPC

Band E

## VIEWINGS

By appointment only. Please telephone Butler Sherborn, Cirencester office - T: 01285 883740 or E: [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

## DIRECTIONS (GL7 5JW)

From Cirencester take the A417 east for Fairford and Lechlade. Pass the Ampney villages and continue through Poulton. After a mile or so turn right for Meysey Hampton. The entrance to the gravelled drive to Wakes Ground is on the right hand side, just before the left hand turning to Elizabeth Gardens.

**what3words:** ///desktop.nerves.fire



### Towns

Cirencester 6 miles  
Cheltenham 11 miles  
Gloucester 17 miles



### Pubs

The Masons Arms, Meysey Hampton  
The Falcon, Poulton 2 miles  
The Bull, Fairford 2 miles



### Schools

Meysey Hampton Primary School  
Farmor's School, Fairford 2 miles  
Hatherop Castle 5 miles

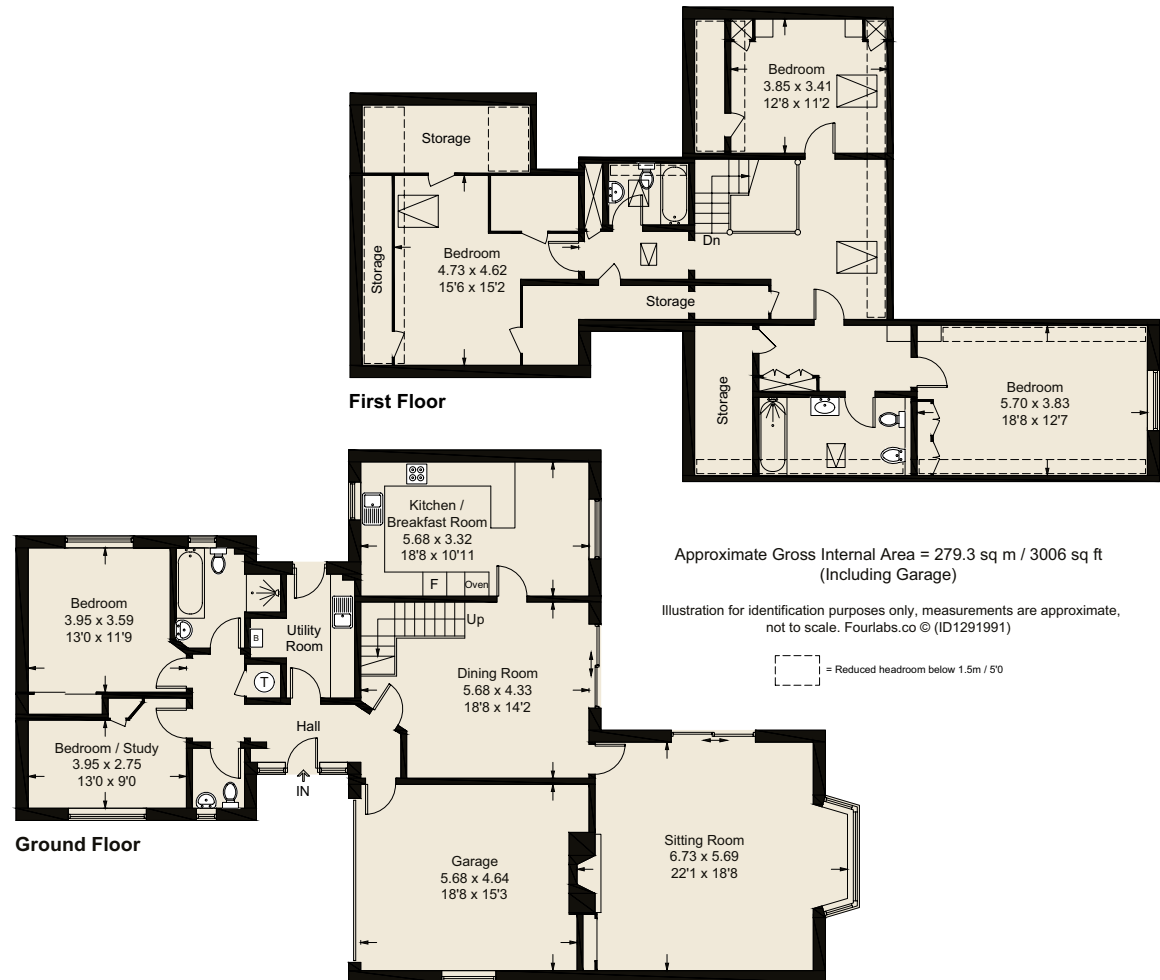


### Train Station

Kemble 11 miles  
Swindon 13 miles

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