

COURTYARD BARN

MEYSEY HAMPTON, GLOUCESTERSHIRE



A three-bedroom semi-detached period stone barn conversion, situated down a private lane with attractive gardens and parking, close to the desirable village of Meysey Hampton

Ground Floor: Garden Room • Sitting Room
Kitchen/Dining Room • Utility Room
Main Bedroom with adjoining Bath and Shower Room
Study/Bedroom • Shower Room

First Floor: Double Bedroom

Outside: Front Garden • Rear Courtyard • Driveway

Butler 
Sherborn

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DESCRIPTION

Offered to the market for the first time in over 20 years, Courtyard Barn is a charming period stone barn with vaulted ceilings, exposed beams and light-filled, spacious accommodation. Predominantly arranged over the ground floor, the property offers an exciting opportunity for cosmetic updating to create a comfortable home.

Private gardens to the front and rear provide a wonderful sense of seclusion and a seamless connection between the indoor and outdoor spaces.

Set in a peaceful rural location, Courtyard Barn enjoys the best of country living, with the sought-after village of Meysey Hampton, scenic walks, and popular pubs close by. The historic market town of Fairford with its excellent range of amenities is within approximately 2 miles.

SERVICES

Mains electricity. Mains water sub-metered from Marston Hill Farm. Oil central heating. Septic tank drainage. Fibre Broadband available to be connected. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

Courtyard Barn has a right of way over the shared driveway to the house and is responsible for contributing to towards the upkeep and maintenance of this. 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 quasieasements 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.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Wiltshire

COUNCIL TAX

Band E

EPC

Rating E

VIEWINGS

Please contact the Cirencester Office -
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DIRECTIONS (GL7 5LG)

From Cirencester take the A417 towards Lechlade and continue along this road, passing through the village of Poulton, for about 6.5 miles. Turn right at the signpost for Marston Meysey. After 400 meters on the right, you will see the stone driveway entrance with a black plaque named 'Marston Hill Farm' go along the driveway where there is a right hand turning at the end (a white sign reads Courtyard Barn), take this right hand turning and follow the tarmac driveway past the barn where it bears left alongside a hedge and estate metal fencing and then Courtyard Barn can be found directly in front of you.

what3words: ///stews.geese.section





Pubs

The Masons Arms, Meysey Hampton 1.3 miles
The Bull, Fairford 2 miles
The Falcon, Poulton 2.4 miles



Schools

Meysey Hampton C of E 1.4 miles
Farmor's School, Fairford 2.2 miles
Hatherop Castle 5.5 miles



Train station

Kemble 12.6 miles
Swindon 13.2 miles

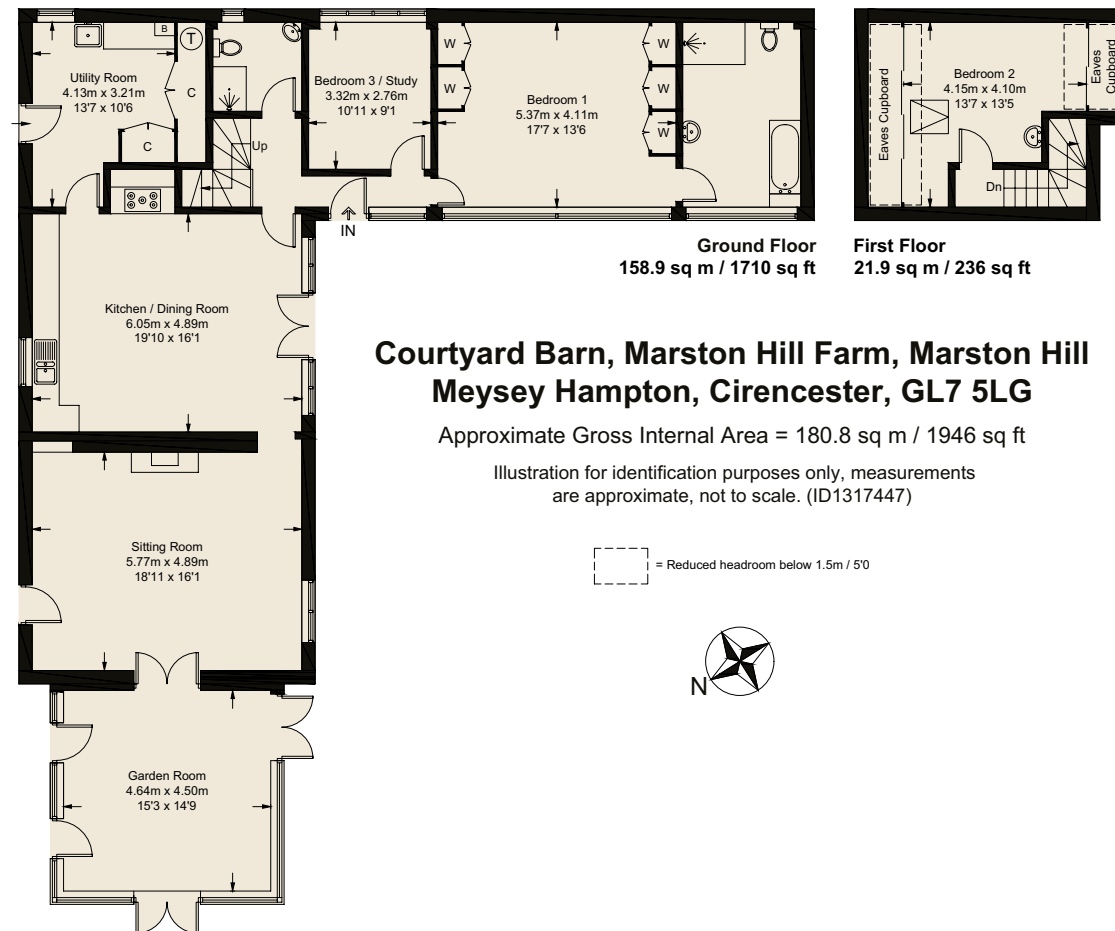


Towns

Fairford 1.8 miles
Cirencester 7 miles
Cheltenham 26.4 miles

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