



DAIRY COTTAGE

MEYSEY HAMPTON, GLOUCESTERSHIRE

Fairford 2 miles, Cirencester 6.5 miles,
Lechlade 7 miles, Cheltenham 22 miles,
Oxford 30 miles
Kemble Mainline Railway Station 11 miles
(London Paddington 80 minutes)
(All distances and times are approximate)

A classic Grade II Listed village house with a studio, gardens and parking in a popular Cotswold village

Ground Floor: Hall • Sitting Room • Dining Room
Family Room • Kitchen/Breakfast Room
Garden Room • Utility Room • Cloakroom

First Floor: Main Bedroom and Bathroom • Guest
Bedroom with En Suite and Nursery / Dressing Room
Two Further Double Bedrooms • Family Shower Room

Outside: Studio, South-West Facing Garden
Rear Garden with Pond • Parking

Butler 
Sherborn

Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T: 01285 883740

E: cirencester@butlersherborn.co.uk

www.butlersherborn.co.uk



DESCRIPTION

Thought to date from the 1700's Dairy Cottage is a character village house, attached on one side, which is presented with great style and enormous charm complemented by original features. Extended over the years it now offers a versatile layout, ideal for entertaining and family living. Well-proportioned reception rooms with three working fireplaces are complemented by a recently updated kitchen which leads to a garden room with built-in banquette dining area and views across the rear garden and a neighbouring field. A utility room and cloakroom complete the ground floor. On the first floor the main bedroom has an adjoining bathroom recently renovated to a high standard. Two further double bedrooms are situated off the second landing and share the family shower room. The second bedroom suite has an adjoining shower room and is accessed via a room that would be ideal as a nursery, dressing room or study.

Dairy Cottage is set back from the lane by its drive with private parking and access to the recently converted studio currently fitted as a guest bedroom suite with ensuite shower room, underfloor heating and a spacious externally accessed storage room. The small and tucked away village car park is opposite, ideal for accommodating visitor's cars. The front garden is south-west facing with a paved terrace adjacent to the house while a gate to one side provides pedestrian access to the rear garden. A paved patio area leads from the kitchen and garden rooms with steps up to a level area laid to lawn.

A broad natural spring-fed pond spans the garden, with a wide timber walkway leading to a further area of grass and a large paved dining terrace under tree canopy. A neighbouring paddock provides a delightful outlook and a sense of space. Dairy Cottage is quietly situated off Church Lane, with a view of the Church tower from the front garden and would make an idyllic village retreat or full-time family home.



SITUATION & AMENITIES

Meysey Hampton is a pretty village in a Conservation Area and an Area of Outstanding Natural Beauty boasts a popular pub, and the village primary school is rated Outstanding by Ofsted. The market towns of Fairford and Cirencester are close by with their more extensive range of shopping, recreational and cultural facilities including supermarkets, doctor's surgeries, banks, dentists, and a leisure centre.

The village is readily accessible to the A419, M4 and M5, providing excellent transport links to Bristol and London.

Private and State schools in the area are excellent, such as Meysey Hampton Primary, Farmer's, Beaudesert, Deer Park, Kingshill, Prior Park, Westonbirt and Hatherop Castle. Further, but still convenient, are the many excellent independent schools in and around Oxford and Cheltenham.

SERVICES

Mains water, electricity, and drainage. Oil fired central heating and underfloor heating in the en-suite bathroom and studio. Electric boiler in the studio. Starlink. Security alarm. EV charger. 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, including garden statuary and ornaments, are excluded but may be available by separate negotiation.



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 property has a right of way over the section of Dairy Cottage's driveway that leads to its boundary.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band G

EPC

Band D





VIEWINGS

Strictly by appointment. Please telephone Butler Sherborn, Cirencester Office - T: 01285 883740

DIRECTIONS

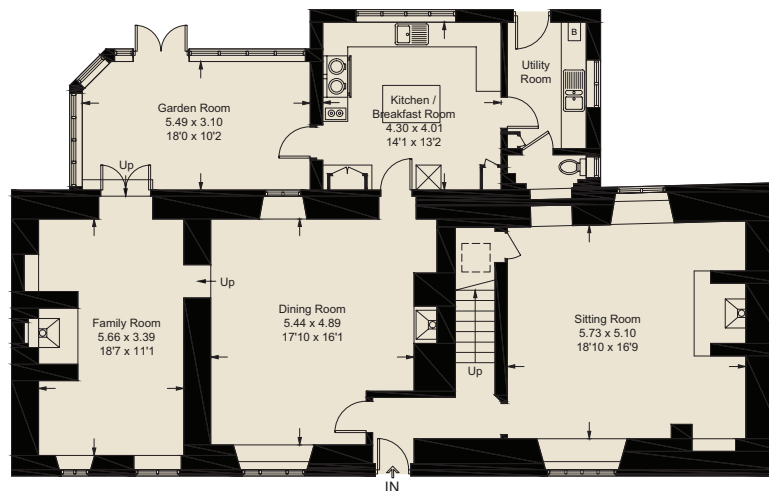
From Cirencester leave eastwards on the A417 in the direction of Fairford and Lechlade. After about 5.5 miles, and after the village of Poulton, turn right at the crossroads, signposted Meysey Hampton. Continue along the High Street, turning right immediately after The Masons Arms. Dairy Cottage will be found after approximately 350 yards on the right.

what3words: ///openly.baguette.binder

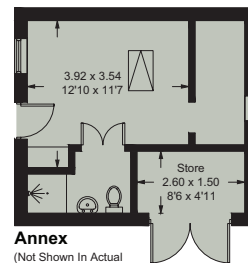
Postcode: 18 Church Street - GL7 5JX

Butler 
Sherborn

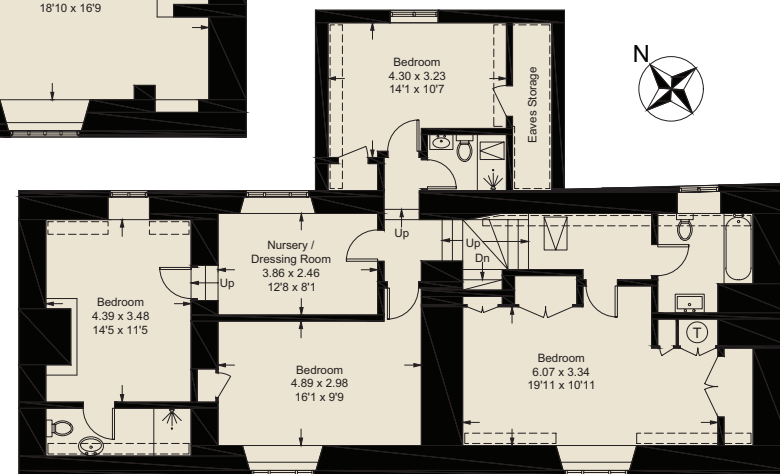
www.butlersherborn.co.uk



Ground Floor



Annex
(Not Shown In Actual Location / Orientation)



First Floor

Dairy Cottage


Approximate Gross Internal Area = 255.0 sq m / 2744 sq ft

Annex = 24.8 sq m / 267 sq ft

Total = 279.8 sq m / 3011 sq ft

(Including Eaves Storage)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312410)

 = Reduced headroom below 1.5m / 5'0



Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate, and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than when a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: June 2026. Particulars written: June 2026. Brochure by wordperfectprint.com

