

DAIRY COTTAGE

— MEYSEY HAMPTON —



DAIRY COTTAGE, MEYSEY HAMPTON, GL7 5JX

Sitting room • Living room • Snug • Kitchen • Conservatory • Utility
4 Bedrooms • 3 Bathrooms • Front and rear gardens • Pond • Store
Driveway parking • EV Charger

Annex: Bedroom • Dressing area • Bathroom

A quintessential Cotswold cottage in a pretty village

Description

Dairy Cottage is a stunning semi-detached Grade II Listed village house, beautifully positioned in the heart of the Cotswolds. Fabulously renovated with great care and attention to detail, the house has been thoughtfully designed to create welcoming living spaces and cosy corners throughout.

The accommodation flows beautifully, with an abundance of natural light enhancing the sense of space and warmth. The owners have taken great care to retain many of the property's beautiful original features, including timber floors, exposed beams, charming window seats and characterful inglenook fireplaces. The result is a wonderfully inviting home that combines timeless Cotswold character with a relaxed, contemporary feel.

The sitting room and dining area, complete with a wood burner, create a wonderfully welcoming family space. Ideal for everyday living, it also provides an excellent setting for entertaining family and friends.

The adjacent kitchen overlooks the rear garden and offers plenty of worktop and storage space. An electric Aga adds extra warmth and character during the colder months.

The conservatory is currently used as a dining room and doubles as a beautiful garden room, with French doors creating a seamless connection between the house and garden and making it ideal for indoor/outdoor living. It leads through to the cosy snug, complete with a wood burner — the perfect room for family movie nights.

To the other side of the entrance hall, the fabulous living room features an attractive inglenook fireplace with wood burner, together with a large window and window seat overlooking the front garden. This is a lovely room in which to relax with a good book after a day exploring the surrounding countryside.

The utility room keeps piles of washing neatly out of sight and is particularly useful for muddy wellies after a country walk.

Upstairs, there are five bedrooms and three bathrooms. All the bedrooms have been beautifully curated, with an abundance of natural light and pretty views over the gardens. There is also plenty of storage space.

The annex offers versatile additional living accommodation and has been superbly laid out, with a bedroom, bathroom and separate dressing area.

Outside, the front and rear gardens provide a stunning haven of peace and tranquillity. They are predominantly laid to lawn, with the rear garden offering a wonderfully serene setting, complete with a pond and open views across the neighbouring fields. The front garden is interspersed with colourful herbaceous borders, while the terrace is ideal for summer sundowners and al fresco dining.

A garden store sits to the side of the annex, while the driveway provides ample parking and benefits from an EV charger.

Location

Located in the heart of Meysey Hampton, Dairy Cottage is superbly positioned with fabulous country walks on the doorstep and easy access to nearby Cotswold towns and villages. Meysey Hampton is a delightful Cotswold village with a village green which is surrounded by beautiful honey coloured stone cottages and houses. The Mason Arms is a renowned gastro pub and the ideal spot for Sunday lunch after a long country walk. The village primary school is rated Ofsted Outstanding and the village Church is a short stroll away.

Nearby Fairford is a popular and historic market town which benefits from a wide range of facilities and a wonderful community spirit.

Known as the "Capital of the Cotswolds", Cirencester, 7 miles away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Cheltenham is a short drive west and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Sporting opportunities are abundant with nearby golf courses in South Cerney, Baunton and Minchinhampton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park and lakeside walks are on the doorstep.

The area offers an excellent choice of schooling, including Prior Park in Cricklade, Beaudesert Park in Minchinhampton, Cheltenham Colleges, Westonbirt, as well as outstanding state and grammar schools.

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 from both Kemble and Swindon.



*Fairford 2 miles
Cirencester 7 miles
Kemble Station 11 miles
(London Paddington 75 mins)
M4 (Junction 15) 16 miles
Cheltenham 22 miles*

ALL distances and times are approximate







General Information

Tenure: Freehold. Grade II Listed.

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

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council,
Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 623000. Tax Band G and EPC rating D.



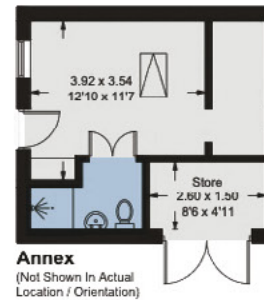
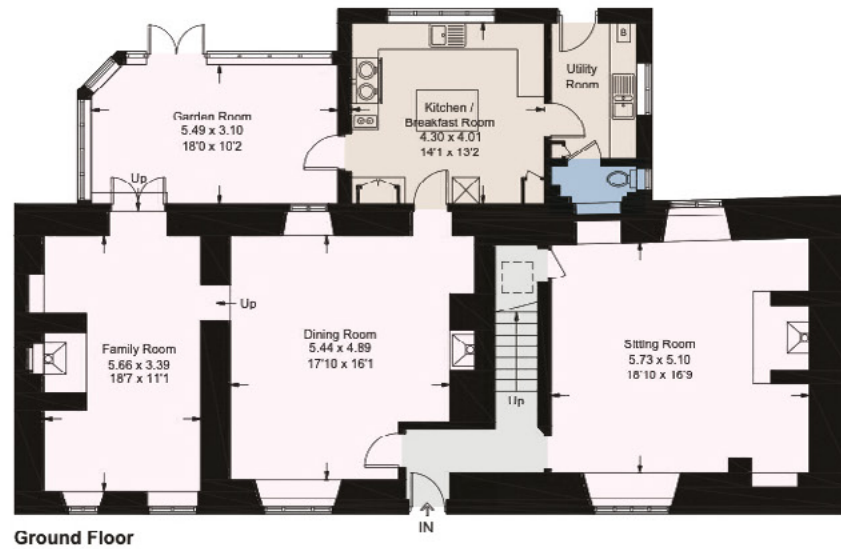
Dairy Cottage

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

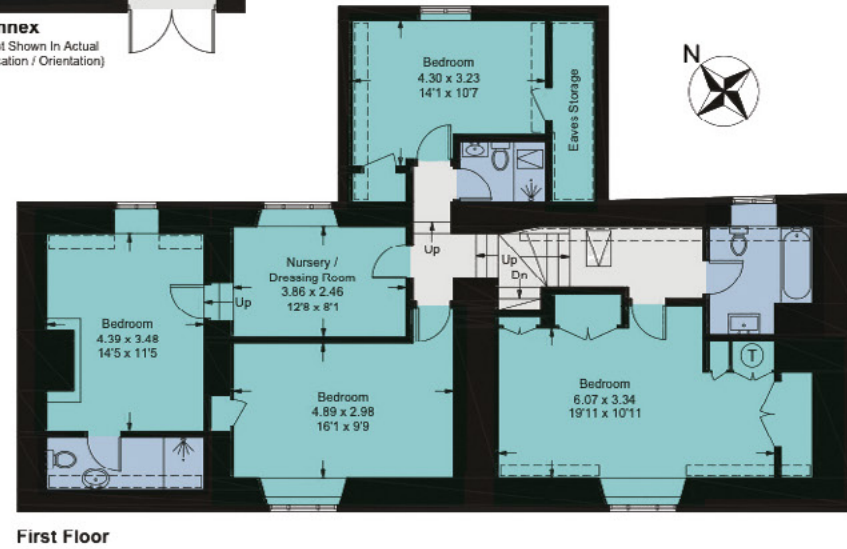
Annex = 24.8 sq m / 267 sq ft

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



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