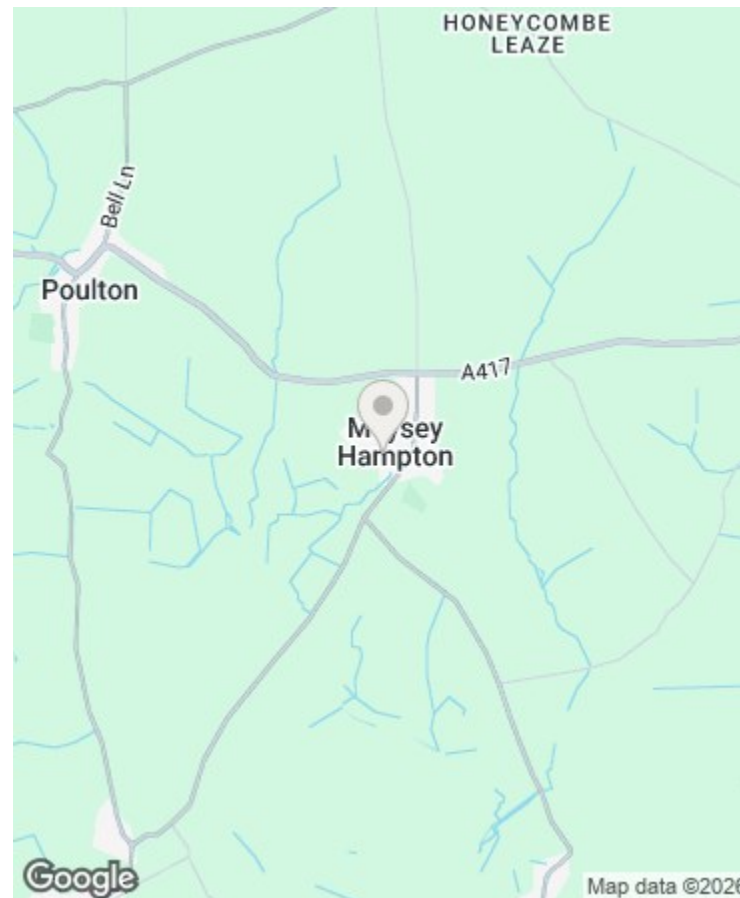




THE COTSWOLD LETTING AGENCY

BETTER BY FAR



Directions

Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

EPC Rating

E

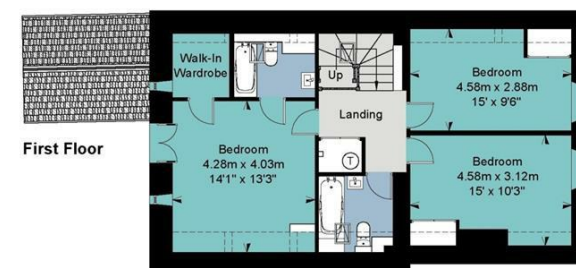
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



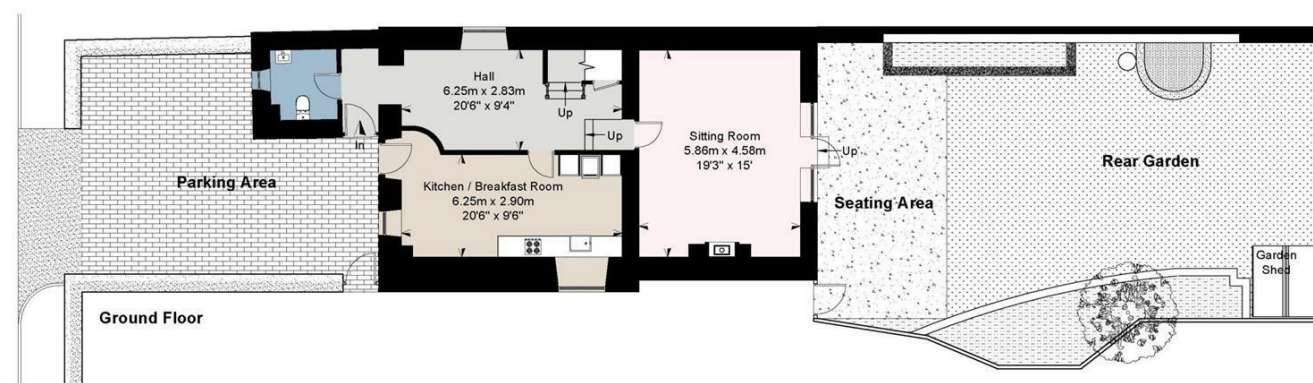
The Old Coach House Church Street, Meysey Hampton, GL7 5JX

£3,095

- Dreamily located in Meysey Hampton
- A good-sized kitchen diner, and living room (with woodburner)
- Low-maintenance, enclosed garden
- 3-bed family home
- All three bedrooms upstairs (one ensuite) are double-sized
- Offstreet parking



□ = Limited Use Area



The Old Coach House Church Street, Meysey Hampton

C17 EIV

Nestled in the heart of the South Cotswolds, Meysey Hampton is a charming Gloucestershire village that offers the perfect balance of peaceful countryside living and a welcoming community atmosphere. Surrounded by beautiful open landscapes, the village is known for its friendly spirit, as well as traditional character, making it an ideal location for families, professionals and anyone, really, seeking a rural and balanced pace of living.

At the heart of the village are a well-regarded Church of England primary school, a historic church, a popular village pub, a memorial hall, village green and children's play area, all of which help create a strong sense of community throughout the year. Regular events and local activities bring residents together, while scenic walking, riding and cycling routes showcase the beauty of the surrounding Cotswold countryside.

Meysey Hampton enjoys an excellent location just a short drive from Fairford and Cirencester, providing easy access to supermarkets, independent shops, cafés, healthcare facilities and leisure amenities. Families are particularly well served, with nearby attractions including Cotswold Water Park for watersports and outdoor adventures, the Corinium Museum in Cirencester, family-friendly parks, nature reserves and a wide choice of sporting and recreational activities. Convenient road links to Swindon, Cheltenham and the M4 also make the village an attractive choice for commuters looking to enjoy Cotswold living without compromising on connectivity.

 3

 2

 1

 E

Council Tax Band: F



Property Information

Located down a quiet side street yet still close to the primary school and The Masons Arms, The Old Coach House would make an ideal family home, or a lovely country bolthole. With a good-sized kitchen diner, as well as living room (with woodburner) that opens out onto the garden, there is lots of space for family life - all three bedrooms upstairs (one ensuite) are double-sized too.

Outside there is driveway parking for one car, with on street in plentiful supply nearby. Perfectly positioned in the Cotswold hills and near to the border with Wiltshire, the village has attractive honey coloured stone cottages and houses surrounding the village green, which also boasts an impressive 17th Century Inn. The village primary school is rated Outstanding by Ofsted (even "The best primary school in the country" by the Daily Telegraph in 2025!) and there is a fine 13th Century church, as well as a wonderful and extensive network of footpaths and bridleways across neighbouring countryside. 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.