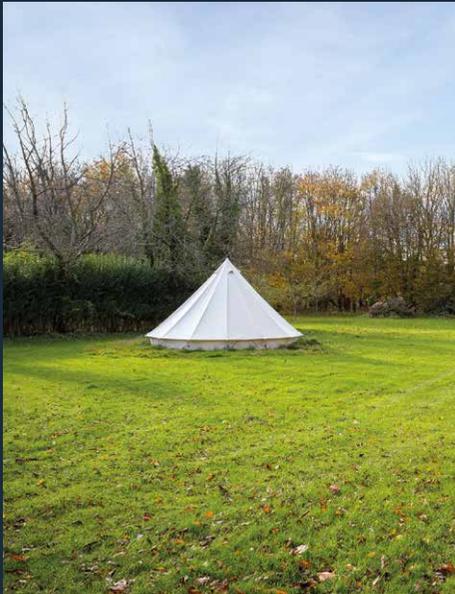




SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



CHERRY TREE HOUSE

Meysey Hampton

Cherry Tree House, Meysey Hampton, GL7 5LH

Entrance Hall • Kitchen/Dining room • Sitting room • Study
Utility • Cloakroom • 4 Bedrooms • 3 Bathrooms • Workshop
Outbuildings • Gardens • Parking

A spacious country home set in circa 3 acres of gardens and grounds

Location

Cherry Tree House is situated in a rural location between Meysey Hampton and Fairford. Meysey Hampton is home to a super gastro pub, the Mason Arms, a renowned primary school and a wonderful village community.

Nearby Fairford is a thriving community which benefits from a wide range of facilities including a library, the Palmer Hall which hosts a variety of local events throughout the year, a beautiful medieval church, a range of shops including a post office, doctors, dentist and leisure centre, and a choice of good restaurants and gastro pubs. The town has a wonderful community spirit, evident from the wide range of clubs and societies on offer.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone town houses, exciting boutiques, restaurants and cafés. The recently refurbished Market Place hosts a twice weekly market and a farmer's market every other Saturday.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools, such as Hatherop Castle, Beaudesert Park, Westonbirt, Meysey Hampton, Powell's, Rendcomb College, Cheltenham College, Pate's, St Hugh's, Marlborough

College, Pinewood and Fairford's own Farmor's School.

Sporting opportunities are abundant in the area with tennis clubs, sailing clubs and nearby golf courses in Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent and there is 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.

*Fairford 1 mile
Cirencester 7 miles
Swindon 14 miles
(London Paddington 60 mins)
M4 (Junction 15) 17 miles
Cheltenham 22 miles*

All distances and times are approximate





General Information

Tenure: Freehold.

Services: Mains electricity and water.
Oil-fired central heating. Private drainage.

Postcode: GL7 5LH.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures & Fittings: Some of those 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 Tel: 01285 623000. Council Tax Band G and EPC E.



Description

Cherry Tree House is a superb family home with generous proportions and fabulous gardens and grounds. Renovated over the years by the current owners they have been mindful to create practical living spaces for everyday life.

The kitchen/ dining room is clearly the heart of the house and a great room in which to entertain family and friends and to catch up over coffee in the morning. The sitting room overlooking the garden is welcoming and cosy yet also provides plenty of space for the whole family to kick back in front of a good movie at the weekend. The study is ideal for working from home and the utility room comes in handy for storage, laundry and muddy wellies after a long country walk.

Upstairs comprises the master bedroom with en suite bathroom. There are three further

bedrooms, one with en suite shower room, and a family bathroom. All the rooms have been thoughtfully laid out to provide ample storage.

Outside the garden is predominantly laid to lawn, interspersed with herbaceous borders and fabulous fruit trees. The gardens and grounds are a real feature of this home and offer beautiful outdoor spaces for adventure, entertaining and the garden enthusiast. The treehouse is the perfect hideaway for younger children and there is a generous above ground pond with water feature to the rear of the house. The workshop provides further storage for outdoor equipment.

The driveway offers plenty of private parking.

Set in circa 3 acres of land.

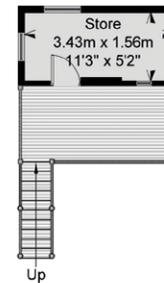
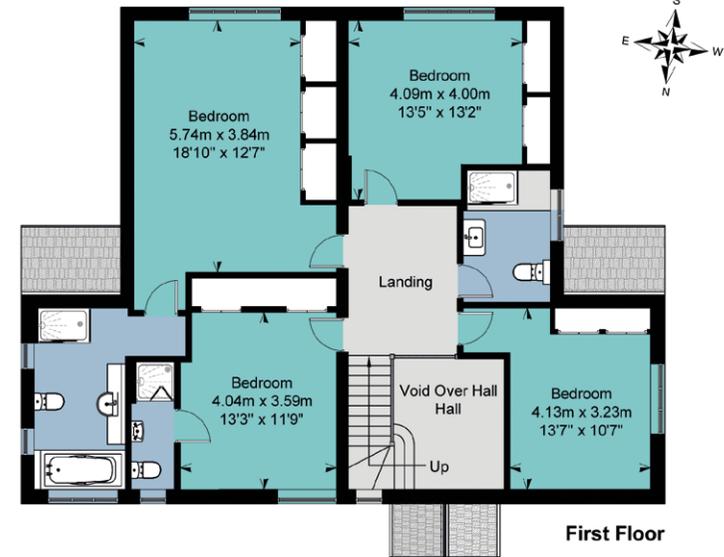
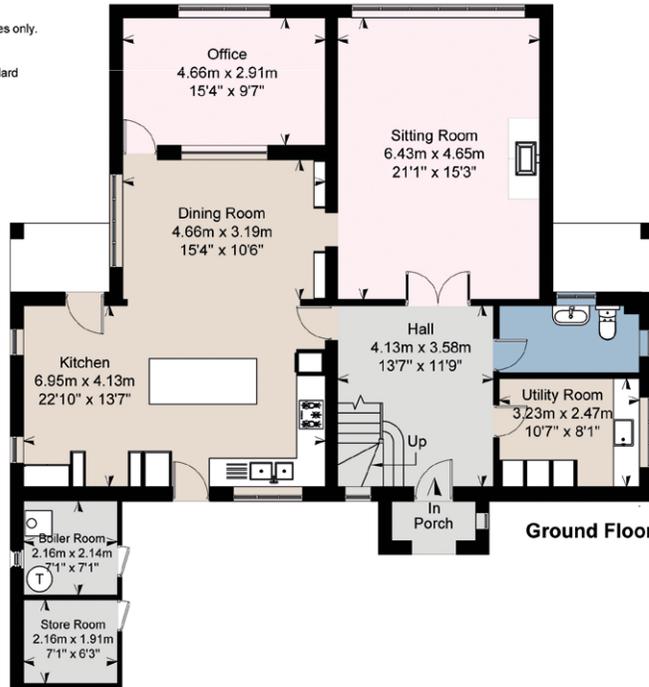


Cherry Tree House, Meysey Hampton, Gloucestershire

House Approximate IPMS2 Floor Area	231 sq metres / 2486 sq feet
Boiler / Store Room	9 sq metres / 97 sq feet
Store	5 sq metres / 54 sq feet
Workshop	57 sq metres / 613 sq feet
Total	302 sq metres / 3250 sq feet

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 07890 327 241
 Job No SP2207
 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

Outbuildings
 Not Shown In Actual Location Or Orientation



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