

GRANGE FARMHOUSE

— MARSTON MEYSEY —



GRANGE FARMHOUSE, MARSTON MEYSEY, SN6 6LQ

FARMHOUSE: ENTRANCE HALL • DRAWING ROOM • DINING ROOM
MORNING ROOM • KITCHEN/ BREAKFAST ROOM • CLOAKROOM • 8 BEDROOMS
4 BATHROOMS

STABLE COTTAGE: KITCHEN • SITTING/ DINING ROOM • 2 BEDROOMS • BATHROOM

OUTBUILDINGS: GARAGES • HOME OFFICE • GAMES ROOM • GREENHOUSES
SUMMERHOUSE AND GARDEN STORES • SAUNA AND SPA ROOM

OUTSIDE: PRIVATE GARDENS AND GROUNDS • LAKE • PASTURELAND • WOODLAND
IN ALL ABOUT 16 ACRES

AN IMPRESSIVE & EXCEPTIONAL COTSWOLD STONE FARMHOUSE

DESCRIPTION

Grange Farmhouse is a classic listed Cotswold stone farmhouse, ideally located on the edge of the village, providing both a sense of community whilst remaining wonderfully private with extensive grounds and views over the land.

The house has beautifully proportioned rooms with good ceiling heights and is ripe for modernisation. This would be a fabulous project to create a contemporary home, whilst retaining the character and charm of the farmhouse.

On the ground floor the kitchen is a generous size with a cornflour blue gas Aga. There are three further reception rooms, all with pretty views over the substantial gardens and grounds.

Over the first and second floors there are eight bedrooms and four bathrooms, each providing ample space and storage. There is plenty of scope to reconfigure the layout of the accommodation.

The Stable Cottage is an independent two bedroom home which does require

modernisation but offers great potential to provide an additional income or to be used as ancillary accommodation to the main house.

The office, with spectacular views overlooking the lake and gardens, is a generous home office split into two large rooms with downstairs kitchen and cloakroom.

Outside the garden is predominantly laid to lawn, interspersed with specimen trees and colourful herbaceous borders. There is an extremely productive vegetable garden with greenhouses

and potting sheds more akin to a small nursery!

The sweeping driveway leads past the open Cotswold stone thatched roof garage and provides ample parking.

There is an array of outbuildings, barns and garages. The buildings provide secure workshops and garaging for classic cars and offer great potential.

In all about 16 acres comprising gardens, pasture and woodland.

LOCATION

Grange Farmhouse is located on the edge of the popular village of Marston Meysey. The village is home to a fabulous gastro pub, The Spotted Cow, a busy village hall and an active church.

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", nearby 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.

Delightful Burford is a short drive away and is home to the renowned Burford Garden Centre, excellent shopping and restaurants.

The area offers a superb choice of schooling with an outstanding selection of state and grammar schools, as well as a wide range of impressive private schools, such as Hatherop Castle, Beadesert Park, Westonbirt, Powells, Rendcomb College, Cheltenham College, Pate's, St Hugh's, Marlborough College, Pinewood and Fairford's own Farmor's School, to name but a few.

Sporting opportunities are abundant in the area with nearby golf courses in Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing 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.



CIRENCESTER 9 MILES
BURFORD 12 MILES
SWINDON 12 MILES
(LONDON PADDINGTON 60 MINS)
M4 (JUNCTION 15) 15 MILES
MALBOROUGH 21 MILES
CHELTENHAM 25 MILES

All distances and times are approximate











GENERAL INFORMATION

Tenure: Freehold, main house Grade II Listed.

Services: **Farmhouse:** Main electricity, water and private drainage. Oil-fired central heating.
Stable Cottage: Mains electricity, water and private drainage. Gas central heating.

Postcode: SN6 6LQ.

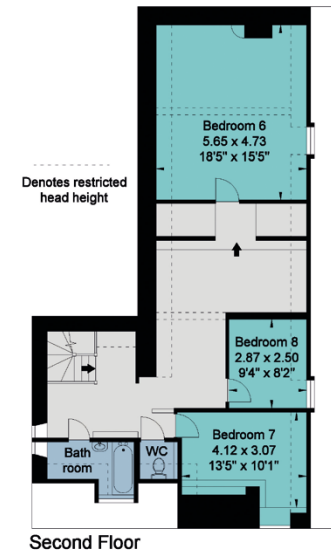
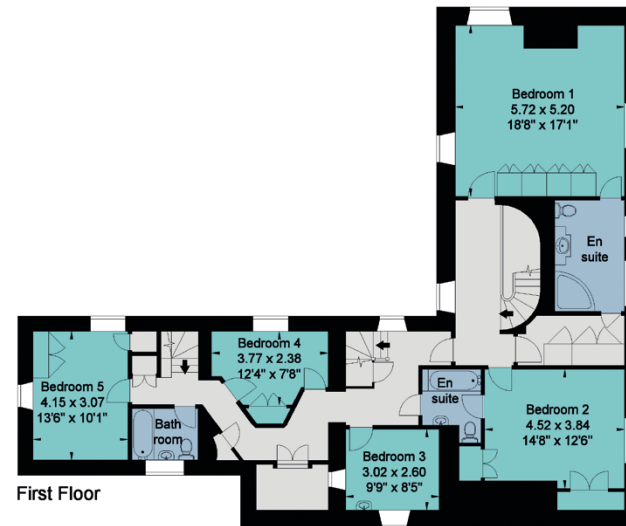
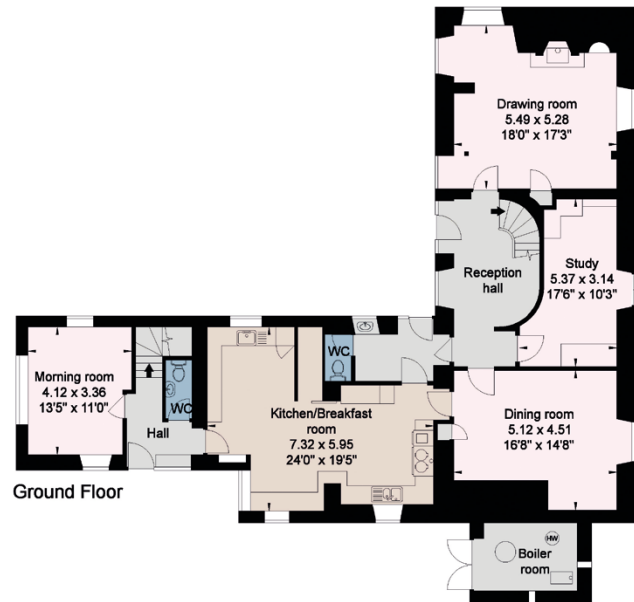
Viewing: Strictly by appointment through Sharvell Property Ltd.

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: North Wiltshire District Council. Tel: 01285 643643.

Farmhouse Council Tax Band H.
 Stable Cottage Tax Band C and EPC D.



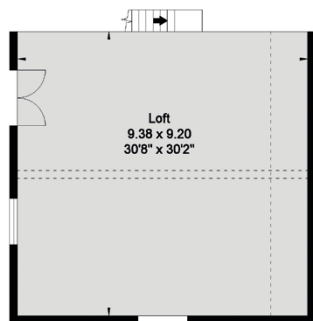


APPROXIMATE GROSS INTERNAL FLOOR AREA:
 Farmhouse: 400 sq m (4,307 sq ft)
 Stable Cottage: 91 sq m (980 sq ft)
 Outbuildings: 1,005 sq m (10,820 sq ft)
 Total: 1,496 sq m (16,107 sq ft)
 © Cotswold Plans Ltd. 01386 430176
 8.10.2019 ma/11782

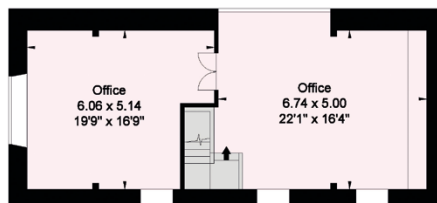
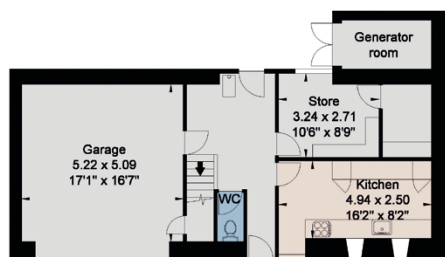
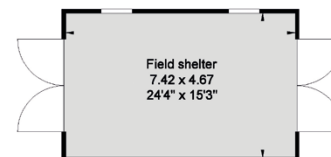
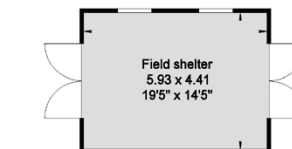
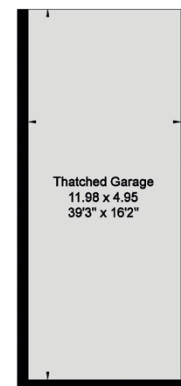
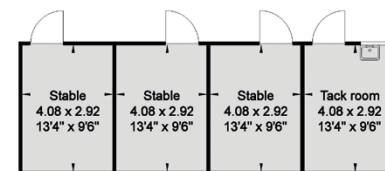
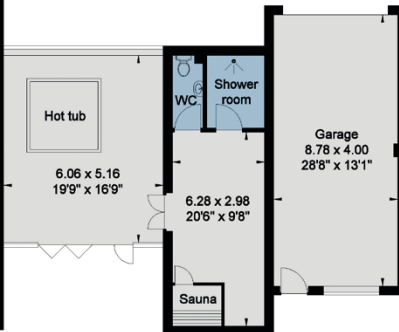
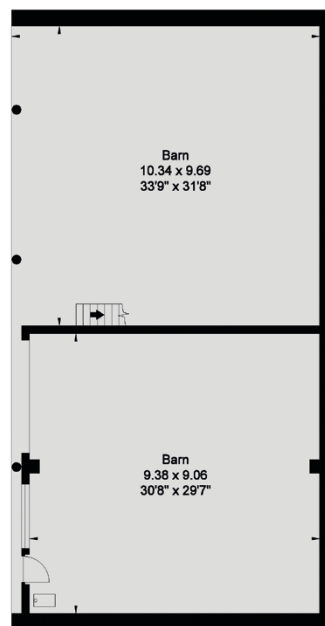
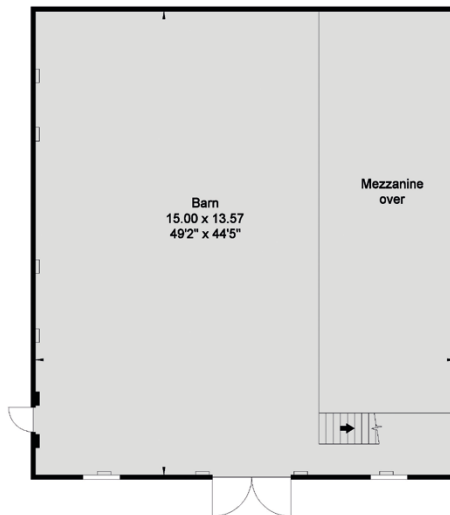
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Grange Farmhouse
Marston Meysey

Denotes restricted
head height



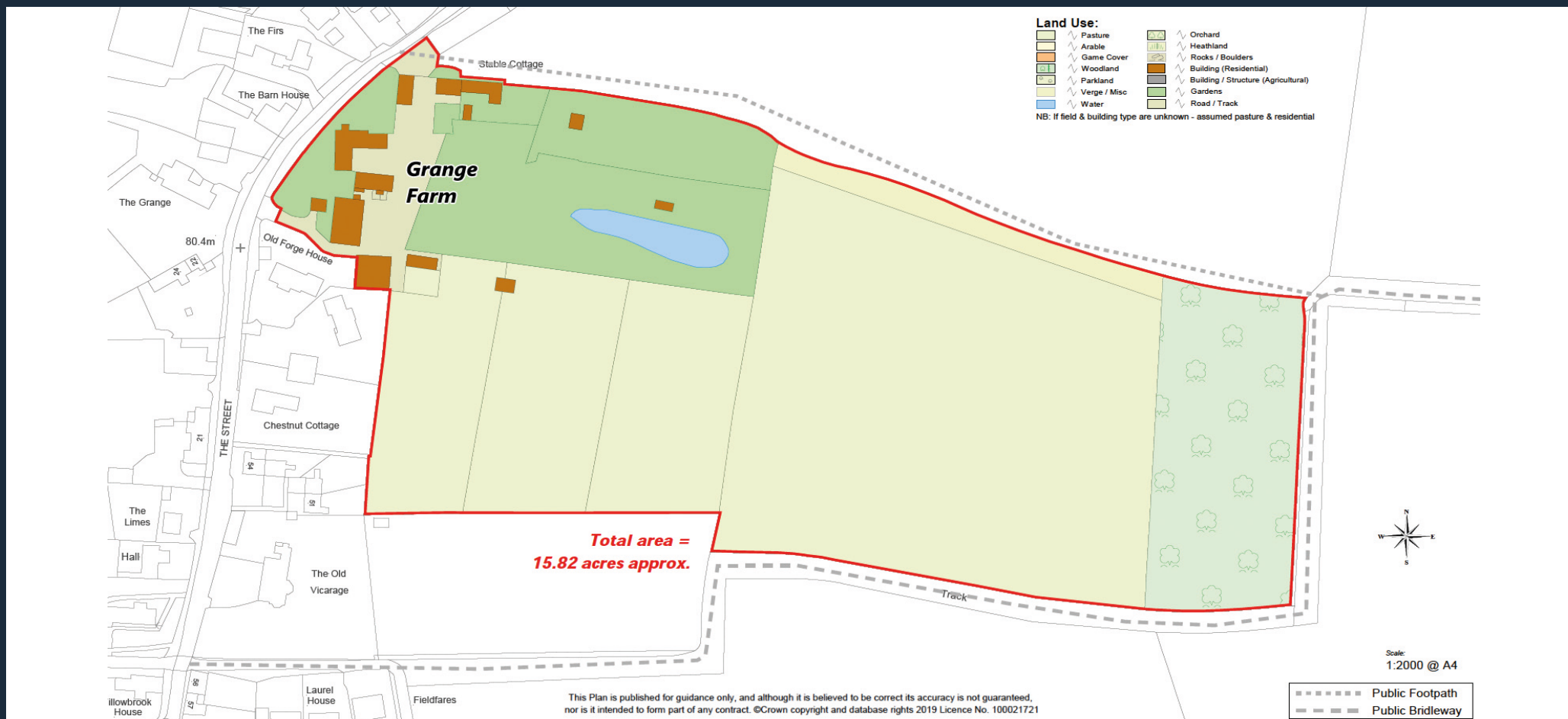
First Floor



First Floor

Outbuildings

Not shown in
actual location /
orientation



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