

# LEAH HOUSE

— MARSTON MEYSEY —







# LEAH HOUSE, MARSTON MEYSEY, SN6 6LQ

Main House: Sitting Room · Dining hall · Kitchen/Breakfast Room  
Living Room · Utility · Cloakroom · 4 Bedrooms · 2 Bathrooms  
Dressing room · Terrace · Enclosed garden · Private driveway  
with ample parking · EV charger

Annex: Kitchen/ living room · Bedroom · Bathroom

## A beautiful and superbly renovated village house

### Description

Leah House is a charming period village house which superbly blends original features and contemporary design. The house flows beautifully with bright and light living spaces and cosy corners. Careful thought and attention have been put into creating a home full of character yet also practical in its layout.

The kitchen/breakfast room is a wonderful room in which to cook up a feast. Equipped with all the necessary modern appliances, it offers ample worktop and discreet storage space.

The dining hall comes into its own when hosting guests and is a great room for dinner parties.

The sitting room, with open fireplace and French doors to the courtyard, doubles as a superb library and is a lovely space in which to retire to with a good book after a long day exploring the Cotswolds.

The extended living room, with under floor heating, is generously proportioned and is bathed in an abundance of natural light. French doors lead to the decked terrace making this a great room for indoor/outdoor living in the Spring/Summer. The layout lends itself superbly to hosting larger gatherings and works equally well for family movie nights. The large picture window with window seats provides hidden storage and the striking wood burner offers extra warmth in the colder months.

There is a downstairs cloakroom and the utility keeps all the laundry out of sight!

The first floor, accessed via two separate staircases, comprises the master bedroom with dressing room. This room is also ideal as a further bedroom, a study area or even as a quiet yoga and meditating space.

There are three further bedrooms along the hallway and two bathrooms. All the rooms benefit from lovely views over the garden and are both welcoming and well laid out with plenty of storage.

The annex, clad in recycled bamboo and insulated with recycled glass, is currently set up as a home office and offers excellent self-contained ancillary accommodation.

Superbly designed it comprises a kitchen/living area, a bedroom and a bathroom. The contemporary design of the annex blends beautifully with the original Cotswold stone of the main house making this an attractive addition to the property.

The south-facing garden is a haven of peace and tranquillity and is predominantly laid to lawn, interspersed with pretty herbaceous borders. The various seating areas allow one to soak in the peacefulness of the garden in the warmer months and are ideal for summer BBQs and entertaining.

The summer house and store provide plenty of garden storage. There is ample parking on the private driveway where there is also an EV charger.

## Location

Leah House is located in the heart of the popular village of Marston Meysey. The village is home to a super gastro pub, The Spotted Cow, a busy village hall and an active church. The village has a thriving community and is well located for exploring the Cotswolds.

Nearby Fairford 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, a few miles west, 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, Beaudesert Park, Westonbirt, Powells, Rendcomb College, Cheltenham College, Pate's, St Hugh's, Marlborough College, Pinewood and 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*  
*Marlborough 21 miles*  
*Cheltenham 25 miles*

All distances and times are approximate











## General Information

Tenure: Freehold.

Services: Mains electricity, water and gas central heating. Private drainage.

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. Council Tax Band F and EPC D.







**Leah House, The Street, Marston Meysey, Wiltshire**

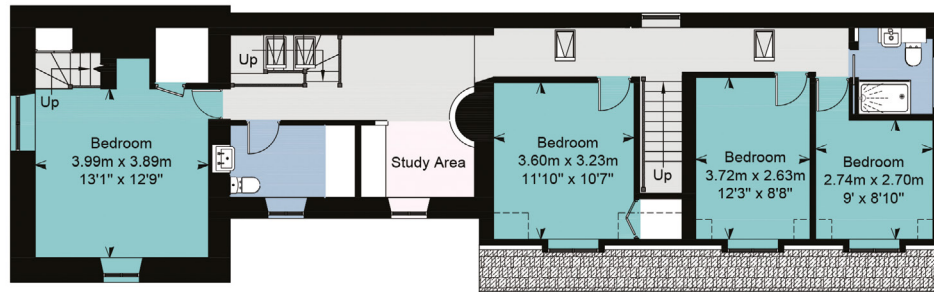
	Approximate IPMS2 Floor Area		
House	245 sq metres / 2637 sq feet	Total	294 sq metres / 3164 sq feet
Studio	36 sq metres / 387 sq feet	(Includes House Limited Use Area)	6 sq metres / 65 sq feet
Store	7 sq metres / 75 sq feet	(Includes Studio Limited Use Area)	6 sq metres / 65 sq feet
Summerhouse	6 sq metres / 65 sq feet		



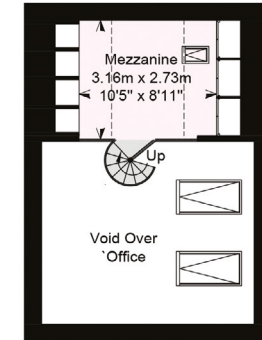
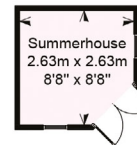
Simply Plans Ltd © 2024  
 07890 327 241  
 Job No SP3004  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard

Outbuildings  
 Not Shown In Actual Location Or Orientation

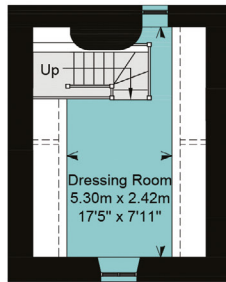
--- = Limited Use Area



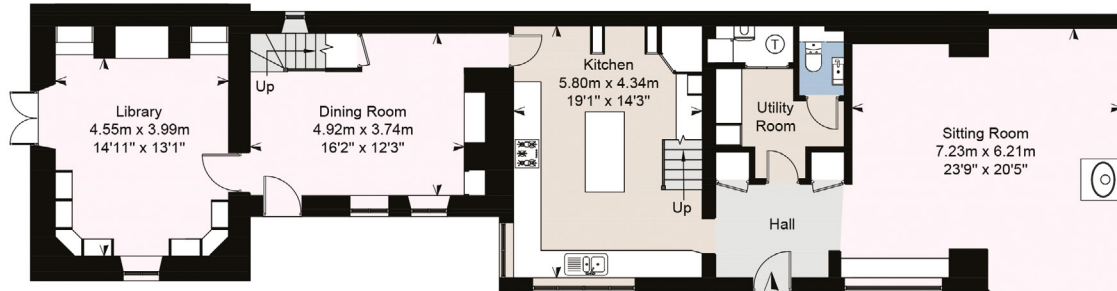
**First Floor**



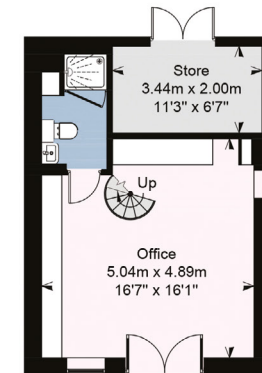
**Studio First Floor**



**Second Floor**



**Ground Floor**



**Studio Ground Floor**

**SHARVELL PROPERTY**

— THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

www.sharvellproperty.com

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Details January 2024.