

# Rose Cottage



# Rose Cottage, Marston Meysey, SN6 6LQ

Kitchen/Breakfast room • Sitting room • Snug/Dining room • 3 Bedrooms  
2 Bathrooms • Downstairs loo • Garage • Shed • Terrace • Garden  
Private parking

## A beautiful and quintessential period Cottage in a superb village

### Description

Rose Cottage is a quintessential 17th-century Cotswold stone cottage bursting with charm, character and original features. A much-loved home, the cottage is welcoming and blends Cotswold charm beautifully with practical day-to-day living.

The kitchen/breakfast room has a fresh outlook with light quartz worktops, perfect for morning coffees and cooking up gastronomic delights; and the adjacent snug, previously a dining room, is a versatile space with a cosy rustic feel. The sitting room – with exposed beams, window seats and chimneypiece with wood-burning stove – is a charming room in which to relax and unwind. Generously proportioned, with ample storage, this is a wonderfully cool room in summer, yet cosy and warm during the colder months; great for entertaining. The downstairs loo is discreetly positioned near the side door.

Upstairs there are three bedrooms with good ceiling heights, one with an en suite shower room, and a family bathroom with views to the front and rear of the cottage.

The garden is framed by lavender borders and climbing roses. It is filled with traditional favourites, such as peonies, foxgloves and bulbs in spring. The terrace is ideal for long summers eating outside. There is a garage which provides parking for one car or extra storage space. It currently serves as a games room. This outbuilding has great potential to be converted into ancillary accommodation or a home office, subject to obtaining the necessary consents. The driveway provides ample off-road parking.

*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 C and EPC E.



## Location

Rose Cottage is located in the heart of the popular village of Marston Meysey. The village is home to a fantastic gastro pub, The Spotted Cow, a welcoming 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", 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.

Burford, another historical Cotswold town, is also a short drive away. It offers excellent shopping, pubs and restaurants; and is home to the renowned Burford Garden Centre.

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.

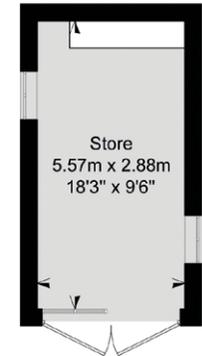
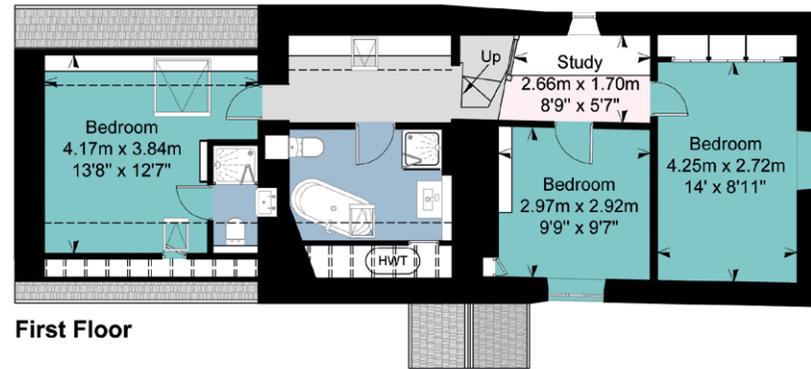
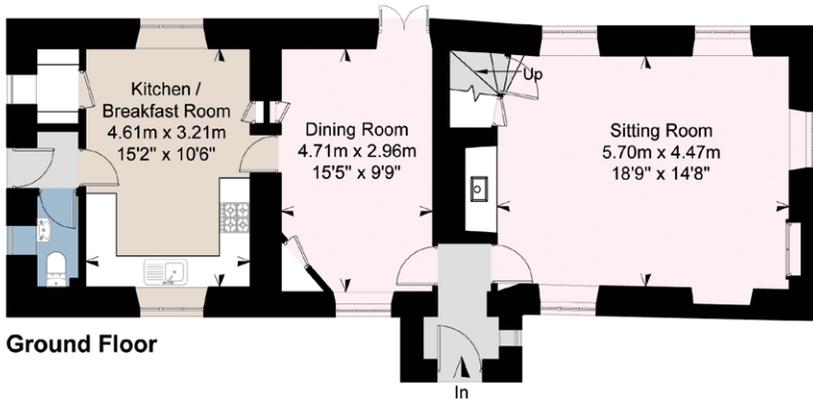
Communications in the area are excellent and there is easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



## Rose Cottage, Marston Meysey, Wiltshire

House Approximate IPMS2 Floor Area 137 sq metres / 1474 sq feet  
 Store 16 sq metres / 172 sq feet

Total 153 sq metres / 1646 sq feet  
 (Includes Limited Use Area 13 sq metres / 140 sq feet)



= Limited Use Area

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 07890 327 241  
 Job No SP2016

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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