

SPINDLEBUCK  
COTTAGE



## SPINDLEBUCK COTTAGE, NEAR MARSTON MEYSEY, SN6 6LN

### A CHARMING CHARACTER COTTAGE IN A BEAUTIFUL RURAL LOCATION.

#### DESCRIPTION

Spindlebuck Cottage has been lovingly renovated to create a welcoming family home. The owners have been mindful to retain the Edwardian character of the cottage whilst making it a comfortable contemporary home.

The bright and spacious entrance hall leads through to the kitchen/breakfast room, a great room for informal dining and superbly functional with its excellent Rangemaster and double hobs to cater comfortably for guests. The adjoining pantry is a handy addition.

The delightful open family sunroom is a flexible space, ideal for dinner parties or as a playroom for younger children. The French doors lead to the terrace, garden and outlook beyond, allowing for indoor/outdoor living in the warmer months.

The sitting room with Clearview multi-fuel burner and quaint diamond-lead windows is perfect for cosy relaxing evenings.

A small study is ideal as a family computer/music room. Adjacent to this is a well-appointed cloakroom.

A spacious utility room doubles as a boot room with garden access, ideal for those muddy wellies.

Upstairs are four bedrooms and a family bathroom with natural limestone tiling. The bedrooms have all been carefully designed to allow an abundance of natural light and ample storage.

The separate garden office, with high speed fibre internet and electric heating, is a superb addition to Spindlebuck Cottage. Discreetly positioned to the side of the house, this space offers the opportunity to work from home in comfort.

The half acre of professionally designed gardens are a haven of peace and tranquillity. The rear garden with its vegetable patch, fruit trees, play area and generous lawn is the perfect spot to take in the full air tattoo displays in the summer. The outbuildings next to the woodshed offer versatile workshop/storage space and the bespoke greenhouse is a wonderful addition for the garden enthusiast. The front lawn is framed by beautiful herbaceous borders, hedges for privacy and a gravelled driveway with ample parking. The generous terraces to the front, side and rear of the house, with landscaped floral planting, allow for morning coffees in the sun or lazy shaded lunches.

- ENTRANCE HALL • KITCHEN/ BREAKFAST ROOM
- CLOAKROOM • UTILITY ROOM • SITTING ROOM
- FAMILY ROOM • STUDY • 4 BEDROOMS • FAMILY BATHROOM
- LANDSCAPED GARDENS • TERRACES • PRIVATE PARKING
- OFFICE • GREENHOUSE • OUTBUILDINGS







## LOCATION

Spindlebuck Cottage sits in a rural location between Down Ampney and Marston Meysey. Down Ampney is a popular village and home to a well-regarded primary school, a multi-use games area for younger residents, a tennis club, a village hall, a village shop/cafe, and a beautiful medieval church.

The superb gastro pub The Old Spotted Cow in Marston Meysey is only a short walk away from Spindlebuck Cottage and is a delightful spot to relax and unwind after long country walks or cycle rides through the beautiful surrounding countryside.

Nearby market towns of Cricklade and Fairford are both thriving communities which benefit from a wide range of shops, post offices, doctor and dentist surgeries, leisure centres and a choice of good pubs and restaurants.

Known as the “Capital of the Cotswolds”, Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful

limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

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

The area offers an excellent choice of state, grammar and private schools including Meysey Hampton Primary School and Ampney Crucis Primary School - both rated Ofsted Outstanding, Powells, Farmor’s, Cheltenham Colleges, Pate’s Grammar, Hatherop Castle and Beaudesert Park to name but a few.

Communications in the area are enviable with high-speed internet and 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. Down Ampney sits close to the A419/417 for easy access to all routes.

SOUTH CERNEY 5 MILES

FAIRFORD 5 MILES

CIRENCESTER 9 MILES

SWINDON 11 MILES (LONDON PADDINGTON 55 MINS)

KEMBLE 11 MILES (LONDON PADDINGTON 75 MINS)

M4 (JUNCTION 15) 14 MILES

ALL DISTANCES AND TIMES ARE APPROXIMATE

## GENERAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains gas, water and electricity. Private drainage.

**Postcode:** SN6 6LN.

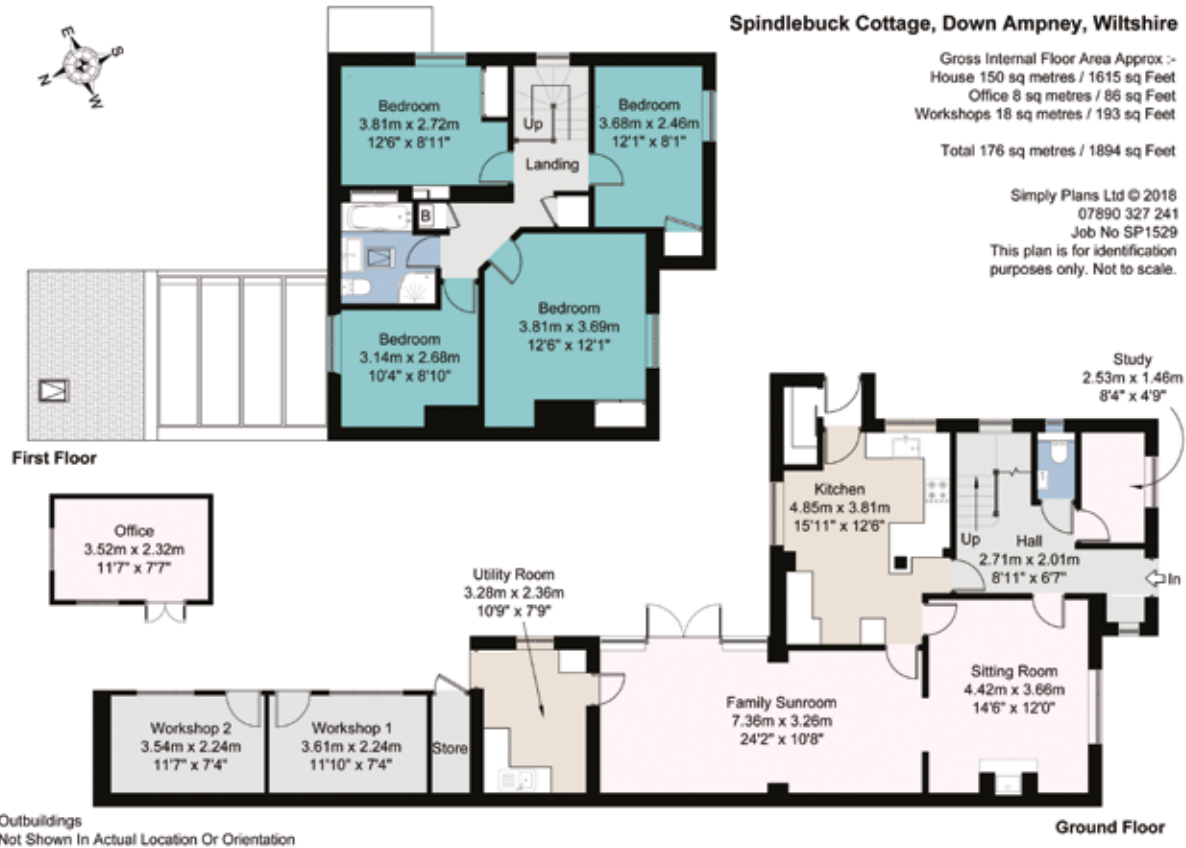
**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures and Fittings:** Some 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

Swindon Borough Council. Wat Tyler House, Beckhampton Street, Swindon, SN1 2JG. Tel: 01793 445500. Council Tax Band C.





**SHARVELL**  
PROPERTY

T: 01285 831 000 | E: [office@sharvellproperty.com](mailto:office@sharvellproperty.com)

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

[WWW.SHARVELLPROPERTY.COM](http://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. Photographs and details June 2018.