



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



GABLE COTTAGE

Meysey Hampton

Gable Cottage, Meysey Hampton, GL7 5JT

Entrance porch • Sitting room • Kitchen/Breakfast room
Utility • 2 Bedrooms • Bathroom • Courtyard garden

A quintessential semi-detached Cotswold stone cottage in a pretty village

Location

Located in the heart of Meysey Hampton, Gable Cottage is superbly positioned with fabulous country walks on the doorstep and easy access to nearby Cotswold towns and villages. Meysey Hampton is a delightful Cotswold village with a village green which is surrounded by beautiful honey coloured stone cottages and houses. The Mason Arms is a renowned gastro pub and the ideal spot for Sunday lunch after a long country walk. The village primary school is rated Ofsted Outstanding and the village Church is a short stroll away.

Nearby Fairford is a popular and historic market town which benefits from a wide range of facilities and a wonderful community spirit.

Known as the "Capital of the Cotswolds", Cirencester, 7 miles 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.

Cheltenham is a short drive west and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Sporting opportunities are abundant with nearby golf courses in South Cerney, Baunton and Minchinhampton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park and lakeside walks are on the doorstep.

The area offers an excellent choice of schooling, including Prior Park in Cricklade, Beaudesert Park in Minchinhampton, Cheltenham Colleges, Westonbirt, Rendcomb College, as well as outstanding state and grammar schools.

Communications in the area are excellent 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 from both Kemble and Swindon.





General Information

Tenure: Freehold.

Services: Mains electricity, water and drainage.
Electric heating.

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: Cotswold District Council,
Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 623000.



Description

Gable Cottage is a beautiful village house in the heart of the Cotswolds. Fabulously renovated, great care has been put into creating welcoming living spaces and cosy corners. The living space flows beautifully and there is an abundance of natural light throughout.

The entrance porch opens into the sitting room. This is a welcoming room with plenty of seating space and a pretty window seat overlooking the courtyard garden. The inglenook fireplace with impressive wood burner offers extra heat in the colder months and makes this a lovely room in which to relax with a good book after a day exploring the countryside.

The kitchen/ breakfast room is superbly laid out with a lovely dining area with window seat. There is plenty of worktop space and the bespoke units offer ample storage.

The adjacent utility provides further storage space and keeps the laundry out of sight! A rear door gives access to the side of the house.

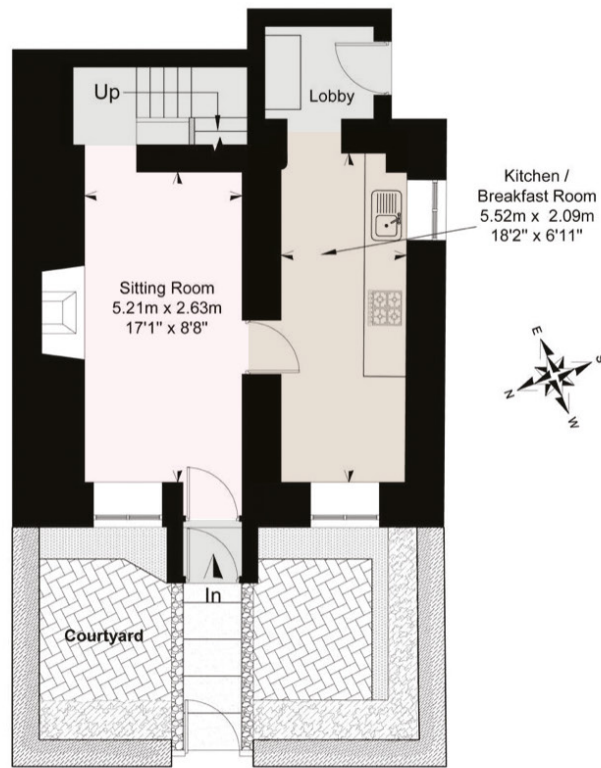
Upstairs, there are two double bedrooms and a family bathroom. The rooms are bright and light with views over the village.

Outside the courtyard garden is a sweet spot for alfresco dining in the summer and for unwinding and relaxing.

*Fairford 2 miles
Cirencester 7 miles
Kemble Station 11 miles
(London Paddington 75 mins)
M4 (Junction 15) 16 miles
Cheltenham 22 miles*

All distances and times are approximate





Ground Floor

House Approximate IPMS2 Floor Area 75 sq metres / 807 sq feet

Simply Plans Ltd © 2021

07890 327 241

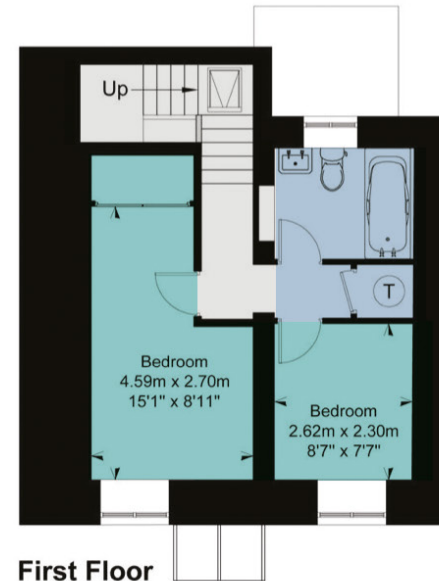
Job No SP2349

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



First 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.