

RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

FIELD HOUSE

HIGH STREET | MEYSEY HAMPTON | CIRENCESTER





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CIRENCESTER | GL7 5JP

*'a well presented detached four to five-bedroom family home
with a separate two-bedroom annex, situated in this thriving
Cotswold village'*

Fairford 2 miles | Bibury 5 miles | Cirencester 7 miles | Lechlade 7 miles
all distances are approximate

detached family home | reception hall | reception room with wood burner
dining room | kitchen with peninsula | utility room | downstairs office
boot room | downstairs WC | four/five-bedrooms | two refurbished bathrooms
attractive gardens | gravel driveway
newly built stone (faced) annex with two bedrooms, sitting room, shower room,
large integral garage & oak framed car port

the finer details

services Mains water, drainage and electricity. Electric central heating.

tenure & possession Freehold and offers vacant possession

fixtures & fittings May be acquired by separate negotiation

rights of way There are no footpaths or rights of way over the property

local authority Cotswold District Council

council tax Band F

viewing arrangements By appointment with Radnor Martin

energy performance certificate Energy Performance rating – E

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description

Field House is well presented detached four to five-bedroom family home with a separate two-bedroom annex. Situated in this thriving Cotswold village between Fairford and Cirencester, the property is coming to the market for the first time in 38 years. The centrally located front door leads to a reception hall and from here there is a formal reception room with wood burner, dining room, kitchen with peninsula and views over the garden, utility room and store, further small office and boot room plus a downstairs WC. On the first floor there are three double bedrooms and two newly refurbished bathrooms and on the second floor two interconnecting bedrooms and a large attic store. The newly built detached stone (faced) annex has been thoughtfully laid out with separate rear access to a sitting room, beautifully presented shower room, on the first floor there are two rooms offering the flexibility of additional double bedrooms, office, or reception rooms, with further storage. The property offers enormous potential to further extend (subject to planning).

outside

The property is situated centrally within a large and attractive plot, standing in a lovely walled garden and is set back from the road with a large front lawn and gravel driveway. The gardens are extensive and mainly laid to lawn with mature shrubs and trees. Benefits include an electric car charge port to the front of the property and solar panels (on the annex roof).

area

Meysey Hampton is a small village in the Cotswolds situated on the edge of the beautiful Coln Valley with a well-regarded primary school, a public house and an active village community. The village is located 2 miles from the market town of Fairford, which offers an abundance of facilities including butcher, coffee shops, grocer, chemist, post office, veterinary surgery, hairdressers, leisure facilities, several public houses, a secondary school and a parish church.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
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- all measurements are approximate.



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contact us

First Floor 85 | Great Portland Street | London | W1W 7LT
Unit 12 Tannery Yard | Witney Street | Burford | OX18 4DQ
office@radnormartin.com
0203 858 0035
01993 765115