

Whetstone Cottage, Marston Meysey, Swindon, SN6 6LL

Guide Price: £800,000

richard james

Village & Country Homes



Martson Maisey

FREEHOLD

Council Tax Band - C | EPC Rating - C



Whetstone Cottage is a captivating four-bedroom detached period home, set on a stunning 0.39-acre plot with a tranquil streamside location on the outskirts of the Cotswolds. This charming cottage seamlessly combines modern conveniences with timeless character, having been thoughtfully extended to feature reclaimed flagstone flooring, cast iron details, and exposed wooden beams, all of which add to its rustic appeal.

The ground floor offers a bright and welcoming layout, starting with a spacious entrance hall that leads to a bespoke, open-plan kitchen and dining area. The kitchen is well-appointed with a Range cooker, granite worktops, a dishwasher, and a traditional Butler's sink. A separate utility room and WC provide added functionality. The large living room, complete with a cozy wood burner, and the elegant dining room, featuring a cast iron stove, create ideal spaces for family gatherings and entertaining.

Upstairs, you'll find four generously-sized bedrooms and a stylish, reclaimed four-piece bathroom suite, which includes a classic cast iron bathtub and a pull-chain toilet. A large cupboard on the landing discreetly houses the newly installed gas combi boiler.

Outside, the property truly comes to life with mature gardens that serve as a sanctuary for local wildlife. The soothing sound of the nearby stream, combined with the original feature water well, creates a peaceful and calming atmosphere. Several wooden outbuildings on the grounds offer additional space and flexibility, while the extensive gardens provide plenty of room for outdoor relaxation and socializing. A detached double garage offers ample storage and holds exciting potential for conversion into a home office or guest annex.

Situated just a short distance from the picturesque village of Marston Meysey, residents enjoy a vibrant community atmosphere, with local amenities including the renowned Spotted Cow gastro pub, a lively village hall, and an active church. The cottage's prime location makes it a perfect base for exploring the beautiful

Cotswolds and enjoying a quintessential countryside lifestyle.



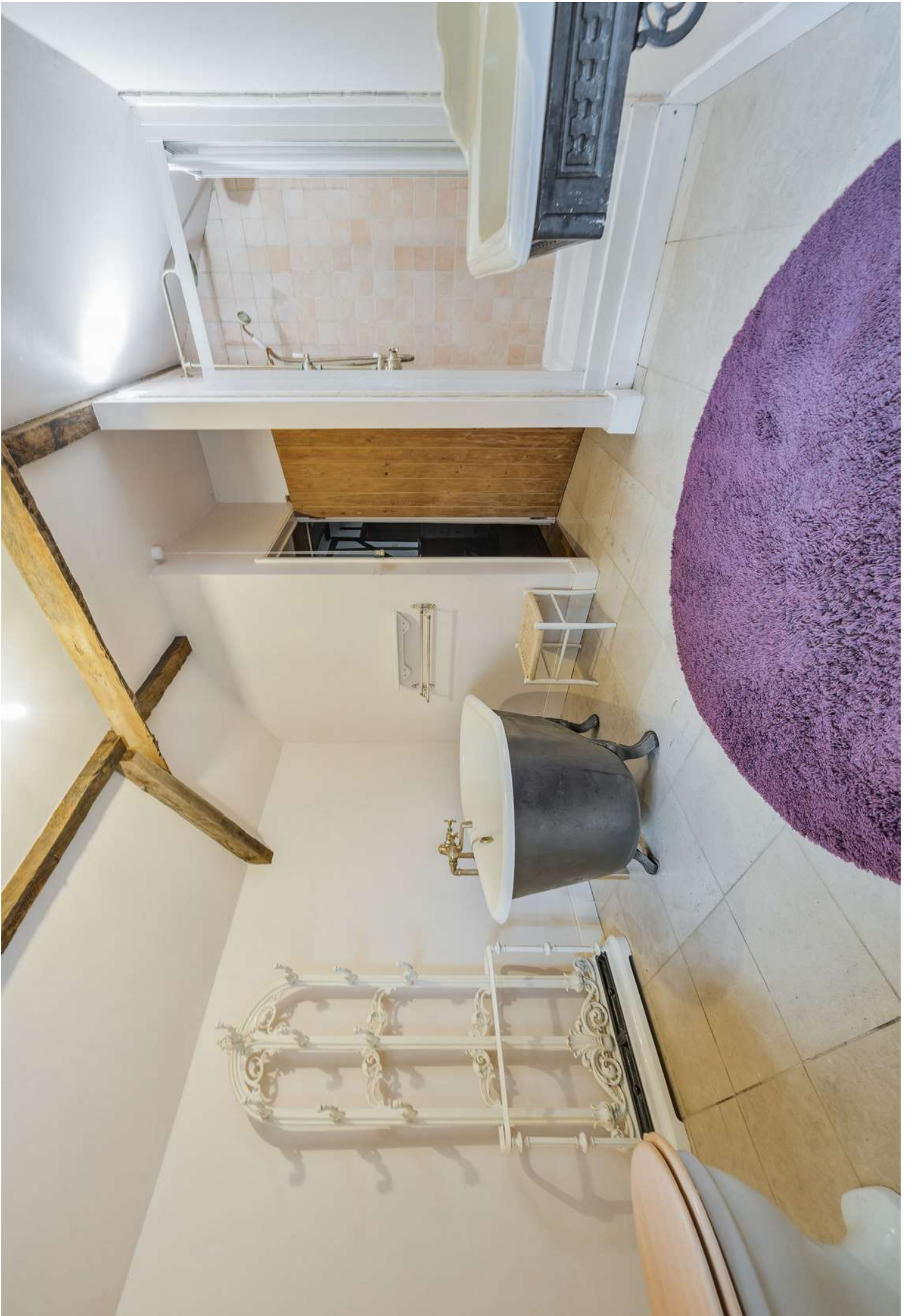


The nearby market town of Fairford offers further amenities, including a library, the historic Palmer Hall for community events, a medieval church, shops, a post office, and various restaurants and pubs. The town also boasts a leisure center and a strong community spirit, supported by numerous clubs and societies. Cirencester, known as the "Capital of the Cotswolds," is a short drive away and features picturesque limestone buildings, boutique shops, cafes, and restaurants. The recently refurbished Market Place hosts a twice-weekly market and a biweekly farmer's market. Burford, another nearby town, is renowned for its popular garden center, shopping, and dining options.







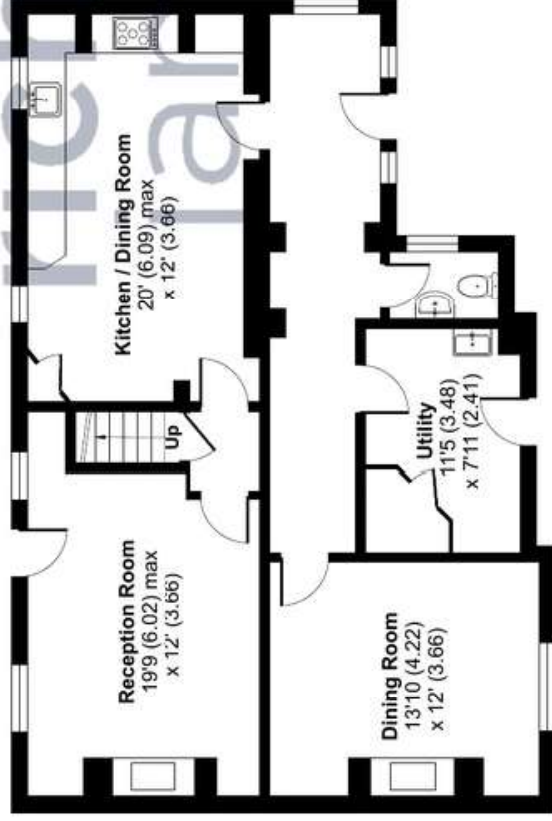
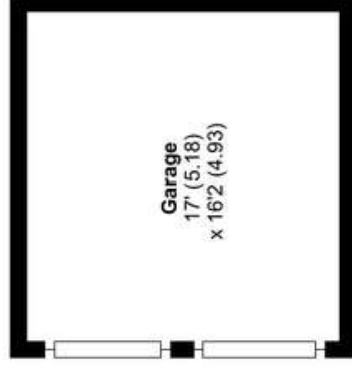




Floorplan

Approximate Area = 1750 sq ft / 162.5 sq m
Garage = 274 sq ft / 25.4 sq m
Total = 2024 sq ft / 188 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom2024. Produced for Richard James. REF: 1176363

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