



Pear Tree Cottage

2 Marston Hill Farm Cottages, Marston Hill, Meysey Hampton, Wiltshire

A beautiful former farm cottage that combines period character with modern family living

A well-presented and characterful former farm cottage, quietly positioned within open countryside on the edge of this highly regarded Cotswold village.



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



PARKING AREA



GARDEN



FREEHOLD



VILLAGE



2,359 SQ FT



**O.I.E.O
£850,000**



The property

Pear Tree Cottage is an attractive semi-detached former farm cottage, believed to date from the early 20th century and subsequently extended and comprehensively updated to create a well-balanced and stylish family home. The property is presented to a high standard throughout and is arranged over three floors, combining period character with contemporary finishes and a practical layout.

The ground floor accommodation flows well and is centred around a generous kitchen/breakfast room, which forms the heart of the house. The kitchen is well appointed and clearly updated, offering a sociable and functional space suited to modern family living, with direct access to the garden.

The sitting room is a particularly appealing space, filled with natural light and retaining a strong sense of character through exposed oak beams, limestone flooring and areas of exposed Cotswold stone.

A working fireplace provides an inviting focal point. A separate office is positioned off the sitting room, offering an ideal space for home working or study, while a WC completes the ground floor accommodation.

On the first floor, a galleried landing enjoys pleasing views across the surrounding countryside. The principal bedroom benefits from an en suite bathroom, while two further bedrooms are served by a well-appointed family bathroom. The second floor provides two additional double bedrooms, bringing the total bedroom count to five and offering excellent flexibility for family living, guests or alternative uses.





Gardens and grounds

The property is approached via a private lane shared with a small number of neighbouring houses. To the front of the cottage there is a gravelled parking area, together with access to the rear garden.

The garden lies to the rear of the property and is predominantly laid to lawn, bordered by a mixture of mature shrubs and trees that provide privacy and structure. The outdoor space is well proportioned and easily maintained, offering an attractive setting for relaxation and everyday enjoyment. Two useful garden stores provide additional practical storage.

Situation

Pear Tree Cottage is quietly situated on Marston Hill, surrounded by open countryside on the edge of the sought-after village of Meysey Hampton. The village is particularly picturesque, centred around a traditional village green, and benefits from an excellent public house and a thriving community.

The nearby towns of Fairford and Cirencester provide a wide range of everyday amenities, together with more extensive services including shops, doctors'

surgeries, libraries and restaurants. Transport links are excellent, with regular mainline rail services from Swindon to London Paddington and convenient access to the M4, M5 and M40 motorway networks.

Educational provision in the area is excellent. Meysey Hampton Church of England Primary School is highly regarded and was ranked top in The Telegraph's 2025 primary school rankings. Farmor's School in Fairford is widely recognised as one of the leading comprehensive schools in the country. The private sector is particularly well served locally, with Hatherop Castle School, one of the nearest and most popular preparatory schools, alongside St Hugh's at Faringdon, Beaudesert Park and schools in Oxford and Cheltenham.

The surrounding area also offers a wide range of leisure opportunities, including walking and cycling in the Cotswold countryside, golf courses, racing at Cheltenham and Newbury, polo at Cirencester Park, and water sports at the nearby Cotswold Water Park.

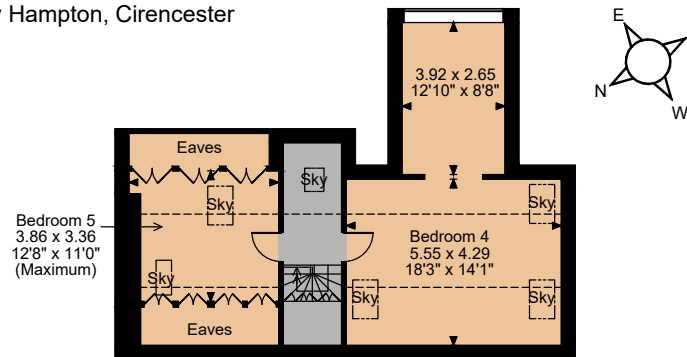
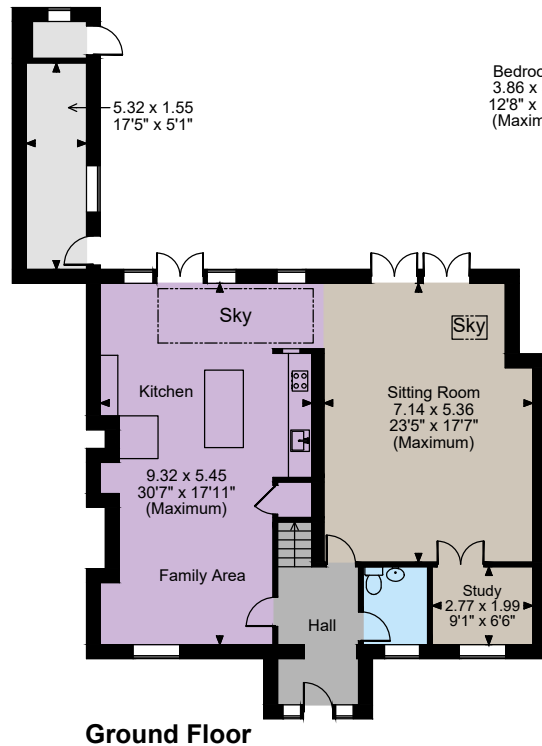


Distances

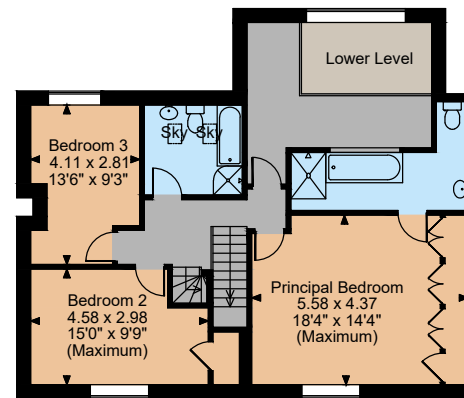
- Fairford 2 miles
- Lechlade 6 miles
- Cirencester 7 miles
- Swindon 13 miles (mainline station – London Paddington approximately 55 minutes)
- M4 (J15) 16 miles
- M5 (J11A) 22 miles
- Cheltenham 22 miles
- London 93 miles



2 Marston Hill Farm Cottages, Marston Hill, Meysey Hampton, Cirencester
 Main House internal area 2,254 sq ft (209 sq m)
 Outbuilding internal area 105 sq ft (10 sq m)
 Total internal area 2,359 sq ft (219 sq m)



Second Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,254 sq ft (209 sq m)
 For identification purposes only.

Directions

GL7 5LG

What3Words: ///customers.grass.progress

General

Local Authority: Wiltshire Council

Parking: Yes

Mobile and Broadband checker: Mobile and
 Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>

Services: Mains water and electricity; private drainage;
 oil-fired central heating.

Council Tax: Band F

EPC Rating: C

Viewings: Strictly by appointment through the
 vendor's selling agents, Strutt & Parker.

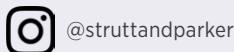
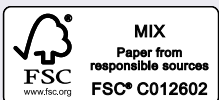
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Cirencester

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