



The Duck House

18 Marston Meysey, Wiltshire

A charming and spacious Cotswold family home with a delightful west-facing garden and parking.

The Duck House offers well-balanced living and entertaining space including a 30ft sitting room, four beautiful bedrooms, a very well-appointed bathroom, downstairs cloakroom and a delightful garden, all set within the renowned rural village of Marston Meysey.



2 RECEPTION ROOMS



4 BEDROOMS



BATHROOM



PARKING



1,903 SQ FT



FREEHOLD



VILLAGE



WEST FACING GARDEN



**GUIDE PRICE:
£875,000**

The property

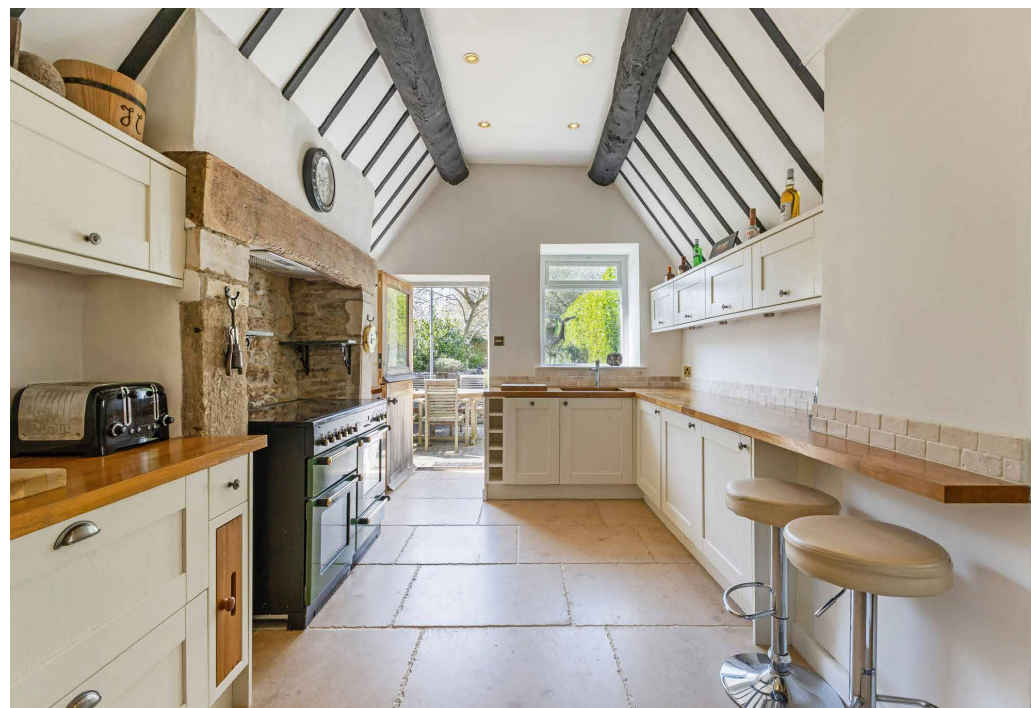
The Duck House is a wonderfully characterful semi-detached home, thoughtfully arranged across three floors and offering flexible accommodation ideal for both family living and entertaining. Internally, the property is well-presented, having been maintained, updated and modernised yet still retaining many original features including oak beams and exposed stone walls.

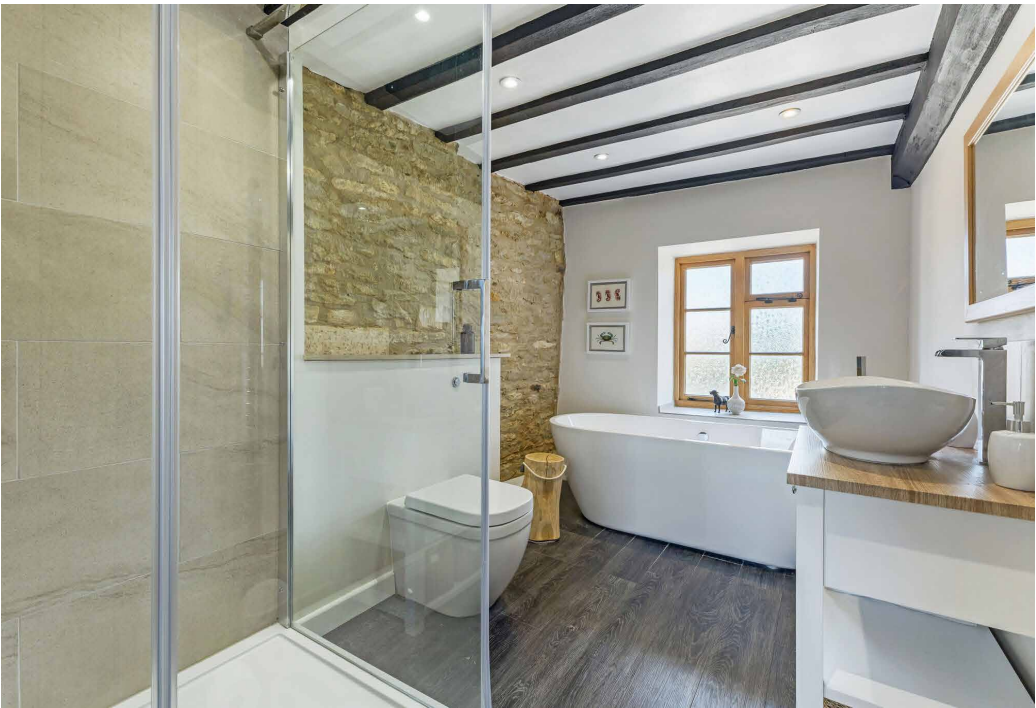
The entrance hall provides access to a downstairs cloakroom and opens into a superb 30ft sitting room, complete with a feature fireplace and ample space for both relaxation and entertaining. To the rear, a dining/garden room has recently been upgraded to a fully insulated solid structure, allowing the space to be comfortably enjoyed throughout the year as a dining room or additional living area, overlooking the garden.

The kitchen has direct access onto the garden via a stable door and features a dual-fuel range cooker and ample storage cupboards. Leading directly off, via a small additional preparation area, is the utility room.

On the first floor, there are two double bedrooms, including a double-aspect principal bedroom which enjoys generous natural light. A contemporary family bathroom, complete with both bath and separate shower, serves this floor.

An open staircase leads to the second-floor landing which showcases an impressive, vaulted ceiling with exposed beams and feature stone walls. This leads to two further bedrooms, each with unique character, one of which is a double bedroom, the other being a perfect room for children or for use as a home office.





Outside

The rear garden is mainly laid to lawn with a secluded paved terrace, offering an ideal space for outdoor dining and entertaining during the warmer months. The garden is well-maintained and benefits from an open, westerly aspect.

At the foot of the garden path lies access to a private gravelled driveway providing off-road parking. From here, residents can enjoy direct access to a network of picturesque footpaths, fields and countryside walks, making the location especially attractive for outdoor enthusiasts.

Location

The Duck House is situated in the heart of Marston Meysey, an active village with a playground, village hall, gastro pub and church. Nestled in the Cotswolds countryside, on the Wiltshire/Gloucestershire border, the village is surrounded by open farmland and is also well placed for access to key towns, amenities and activities, including The Cotswold Water Park and Royal International Air Tattoo.

Fairford and Cricklade provide a range of everyday shops, cafes and services, while the larger centres of Cirencester and Swindon offer broader retail, educational and transport options. The property is well located for access to the A419 and M4 motorway, providing routes to London, Bristol, and the wider South West.



Distances

- Cricklade – 4 miles
- Fairford – 5 miles
- Cirencester – 9 miles
- Swindon – 10 miles

Nearby Stations

- Swindon Station – 10 miles
(London Paddington approx. 55 mins)
- Kemble Station – 11 miles

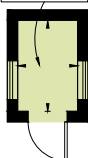
Nearby Schools

- St Sampson's C of E Primary, Cricklade
- Hatherop Castle School (Independent)
- Farmor's School, Fairford
- Pinewood School (Independent)
- Cirencester Deer Park School
- Cricklade Manor Prep School
- Rendcomb College

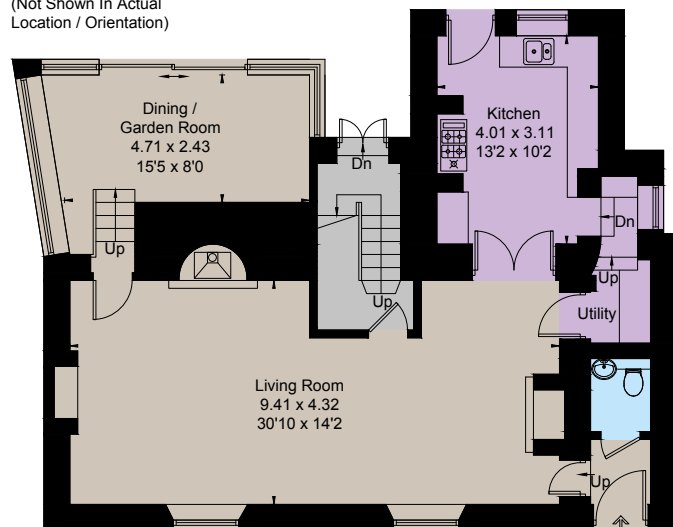




Shed
1.77 x 1.17
5'10 x 3'10

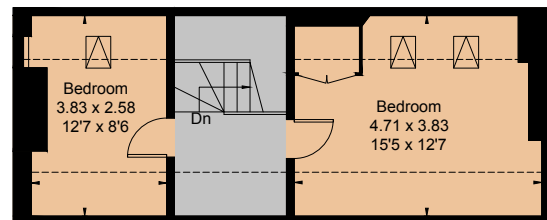


(Not Shown In Actual
Location / Orientation)

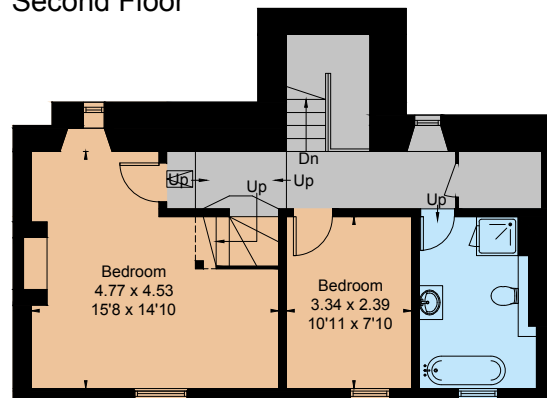


Ground Floor

[] = Reduced head height below 1.5m



Second Floor



First Floor



Floorplans

Total internal area 1,903 sq ft (176.8 sq m)
(Including Reduced Headroom/Excluding Shed)
For identification purposes only.

Directions

Postcode: SN6 6LQ

What3Words ///speeds.pinch.pizzeria

General

Local Authority: Wiltshire Council.

Services: Mains electricity, gas and water. Shared private drainage which may not be compliant with current regulations. Further information is being sought.

Council Tax: Band E

EPC Rating: Band E

Parking: Private parking – to the rear of the property.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Cirencester

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