

# COPPER BEECH

MEYSEY HAMPTON, GLOUCESTERSHIRE





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AN ATTRACTIVE FIVE BEDROOM FAMILY HOME WITH EXTENSIVE GARDENS, STABLES, PADDOCKS AND POTENTIAL FOR ANCILLARY ACCOMMODATION. IN ALL ABOUT 9.2 ACRES.

Ground Floor: Vaulted Entrance Hall • Sitting Room • Family Room • Garden Room • Kitchen/Dining Room • Office • Utility Room • Cloakroom

First Floor: Galleried Landing • Principal Bedroom with En Suite Shower Room • Four Further Bedrooms • Family Bathroom • Shower Room

Outbuildings: Detached Double Garage • Tack Room • Modern Stable Block with Double Carport • Large Store • Workshop  
Three Loose Boxes • Greenhouse

Outside: Driveway • Gardens • Summer Kitchen • Dining Terrace • Vegetable Garden • Swimming Pond  
Deck Area with Power and Internet • Orchard • Paddocks

In all about 9.2 acres

For sale Freehold

*Meysey Hampton 0.9 miles, Fairford 1.5 miles, Cirencester 7 miles, Lechlade 7 miles, Cheltenham 22 miles, Oxford 33 miles  
Kemble Mainline Railway Station 12.3 miles (London Paddington about 80 minutes)  
Swindon Mainline Railway Station 13.3 miles (London Paddington about 60 minutes)  
(All distances and times are approximate)*

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## DESCRIPTION

Copper Beech is a handsome and spacious family home set within its plot and providing a delightful country retreat in a convenient and easily accessible location between Cirencester and Lechlade. Dating from the 1930's, the house has been extensively and sympathetically extended to create a light and pleasingly symmetrical property with a sociable layout, accessed via an impressive, vaulted reception hall. Original details, including fireplaces, picture rails, skirting boards and parquet flooring, have been retained, and the gardens have been designed to follow the sun, with a south facing dining terrace, west facing Mediterranean garden and enchanting meadow area with a large swimming pond to attract wildlife. The substantial orchard and vegetable garden provide a wonderful opportunity for keen gardeners, with the stables and paddocks ideal for equestrian pursuits. The roof is fitted with solar panels, which heat the water in summer months and supplement the electricity supply.

Planning permission has been granted for an additional array of panels in one of the fields, which would add to the opportunity to be largely self-sufficient. There is lapsed planning permission to create a single storey boot room adjacent to the kitchen, and the original detached garage and tack room have potential to create ancillary accommodation, subject to planning permission.

## ACCOMMODATION

### Ground Floor

The entrance hall is flooded with light from the galleried landing and overhead skylights and enjoys a contemporary wood-burning stove providing a warm welcome during cooler months. It leads through to the spacious kitchen/dining room, which is very much the heart of the home, with an original dresser and recently fitted traditional style units incorporating a substantial island unit and larder cupboard, an Everhot electric range, and appliances to include a two-drawer fridge and a two-drawer dishwasher. Doors lead



to two south facing reception rooms. The sitting room has a handsome stone fireplace housing a wood burning stove and french doors to the dining terrace, and the family room has an original tiled fireplace with an ornamental stove. To the rear of the kitchen the delightful garden room is a wonderful space to relax and leads to the west facing Mediterranean garden. The cloakroom is situated off the hall, and a corridor leads to the spacious paved utility room with storage and plumbing for laundry appliances, ideal for muddy dogs, and beyond to a spacious and quietly situated office with a wood burning stove.

### First Floor

The galleried landing is light and sunny, providing access to the bedrooms, four of which have fitted wardrobes. The principal bedroom is quietly situated to one side with views to both the front and rear and an en suite shower room. There are four further bedrooms, served by a family bathroom and a separate shower room, and access to a substantial boarded storage loft.



## OUTBUILDINGS

The original detached garage has an inspection pit and houses the water treatment equipment, with a tack room adjacent. The combined footprint offers potential for conversion to ancillary accommodation, subject to planning permission. The modern stable block provides covered parking for two vehicles, three loose boxes, and a workshop, as well as a large store room. There is a modern aluminium greenhouse in the vegetable garden and a pig ark in the orchard.

## OUTSIDE

The property has an appealing approach via a winding tree-lined drive with views across three fenced paddocks that leads via the stable block and garage to a gravel turning circle in front of the house. There is further parking beyond and an electric vehicle charging point. There is a delightful south facing area of meadow with a large wildlife swimming pond, sun-bathing and dining deck, a lawned garden with herbaceous borders and shrubs close to the house, a south facing dining terrace, a further paddock to the west of the meadow, a 'secret' garden with a summer kitchen including a barbecue and pizza oven, and a Mediterranean garden with a water feature. A door leads from the driveway into the large walled vegetable garden with raised beds, espaliered fruit trees, and the greenhouse. It is adjacent to a gated dog run and the fenced orchard, which has a large variety of apple trees and is ideal for keeping pigs. The property is surrounded by walls or a deep band of hedges and trees, including the mature copper beeches that give it its name.

## SITUATION & AMENITIES

Copper Beech is situated on the North Wiltshire/Gloucestershire border in a rural location close to Meysey Hampton, a pretty village in the Cotswold hills with a village green and impressive 17th Century Inn. The village primary school is rated Outstanding by Ofsted and there is a fine 13th Century church, as well as a wonderful and extensive network of footpaths and bridleways across neighbouring countryside.

The market towns of Fairford and Cirencester are close by with their more extensive range of shopping and recreational and cultural facilities including supermarkets, doctors' surgeries, banks, dentists, and a leisure centre.

The area is readily accessible to the A419, M4 and M5, providing excellent transport links to Reading, Bristol and London.

Private and State schools in the area are excellent, such as Farmor's, Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb, Westonbirt, and Hatherop Castle. Further, but still convenient, are the many excellent independent schools in and around Oxford and Cheltenham.

## SERVICES

Private water supply (the treatment plant is in the garage; the stopcock is in the cloakroom). Mains electricity with supplementary power from solar panels. Private drainage to septic tank (situated behind the garage). Oil fired central heating (the tank is at the rear of the vegetable garden; the boiler is in the cloakroom). Two modern wood-fired stoves. Electric Vehicle Charging Point. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and



restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

The property benefits from the feed-in tariff scheme, earning c. £1,800 pa. These earnings remain with the property and will continue for a further 13 years.

## PLANNING

Application Ref No: PL/2022/01702

Decision Date: 18 July 2022

Wiltshire Council have granted permission for: installation of 8 solar panels mounted on ballast-weighted 'sun tubs' At:Field adjacent Copper Beech, Marston Hill, Meysey Hampton, Cirencester, GL7 5LH

Application Ref No: 18/02538/FUL

Decision Date: 09/05/2018 (for 3yrs – this permission has expired) Wiltshire Council have granted permission for: Proposed single storey lean to extension to existing dwelling At: Copper Beech, Marston Hill, Meysey Hampton, Cirencester, Wiltshire, GL7 5LH

The plans can be viewed on the Wiltshire Council Planning Portal or at the offices of Butler Sherborn in Cirencester.

## LOCAL AUTHORITY

Wiltshire Council, County Hall, Bythesea Rd, Trowbridge BA14 8JN T: 0300 456 0100 W: wiltshire.gov.uk

## COUNCIL TAX

Band G

## VIEWINGS

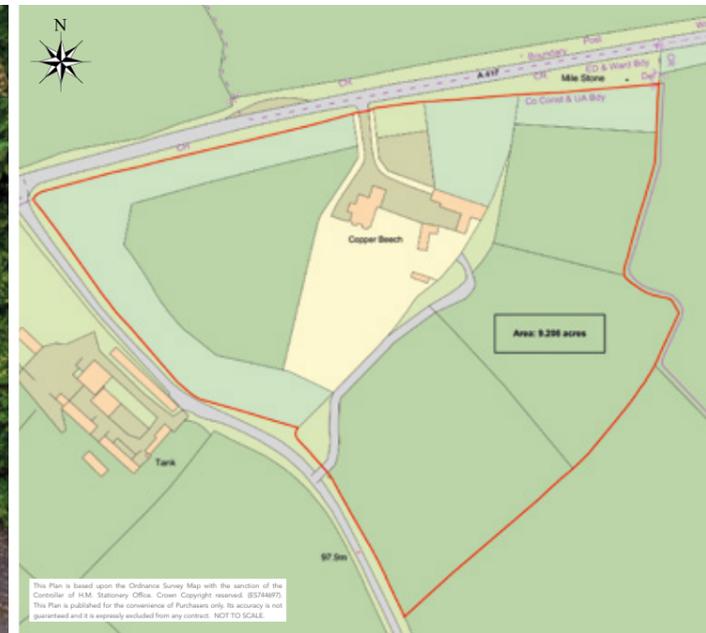
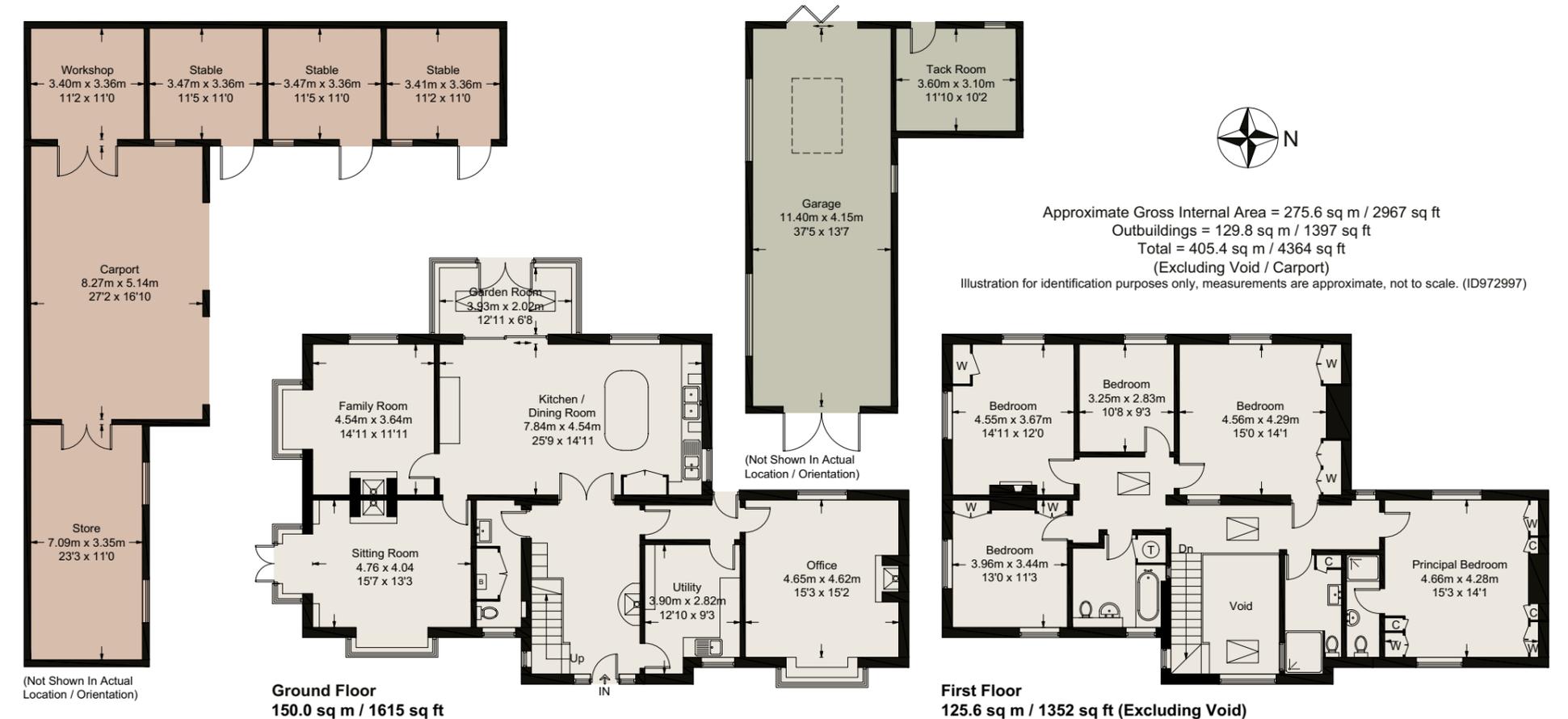
Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sam@butlersherborn.co.uk

## DIRECTIONS (POSTCODE GL7 5LH)

Ignore Sat-Nav and follow directions below

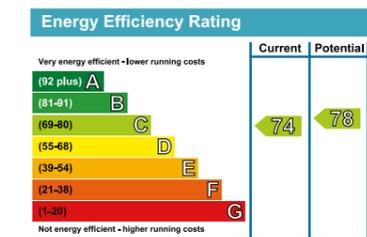
From Cirencester leave eastwards on the A417 in the direction of Fairford and Lechlade. Continue for about 6 miles, through the village of Poulton and straight over the crossroads signposted for Meysey Hampton. Continue for a further half a mile and take the next right hand turn onto Marston Hill, towards Marston Meysey. The driveway to Copper Beech will be after a short distance on the left hand side.

what3words:///gracing.hidden.encodeds



## DISCLAIMER

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: September 2023. Particulars written: September 2023. Brochure by wordperfectprint.com





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