



Hilly Cottage

MOORE ALLEN
& INNOCENT

HOLLY COTTAGE

37 MARSTON MEYSEY,
SWINDON
WILTSHIRE
SN6 6LQ

A charming detached period cottage tucked away within the sought-after village of Marston Meysey, enjoying mature gardens and beautiful rural views.

Offering character features throughout, the property benefits from three bedrooms, updated kitchen/dining space, conservatory, off-road parking, and a private garden.

- Detached
- Countryside Views
- Three Bedrooms
- Period Beams & Features
- Off Street Parking
- Mature Gardens
- Utility

OFFERS INVITED IN THE
REGION OF

£675,000
FREEHOLD



Holly Cottage, 37 Marston Meysey is a charming, detached period cottage, quietly positioned towards the far end of this highly regarded village and enjoying delightful rural views across the surrounding countryside. Combining characterful features with well-balanced accommodation, the property offers a warm and comfortable living environment ideally suited to both permanent occupation and countryside retreat living.

The cottage enjoys a notably light and airy atmosphere throughout, enhanced by neutral décor and tasteful floor coverings, whilst retaining much of its period charm and appeal.

The accommodation is entered via an inviting entrance hall featuring attractive flagstone-style flooring, which continues through into the principal sitting room. This beautifully proportioned reception space is centred around a newly fitted log-burning stove with dressed stone fireplace, creating a particularly cosy focal point and an ideal setting for everyday living.

To the rear of the property, the kitchen has been thoughtfully updated by the current owners to create a superb open-plan kitchen/dining space, perfectly designed for modern family living and

entertaining. The kitchen is complemented by a useful adjoining utility room and ground floor cloakroom, adding further practicality.

Leading off the utility room is the side conservatory, providing an excellent additional reception area, ideal as a dining room, garden room or entertaining space, whilst enjoying attractive views over the mature gardens and direct access outside.

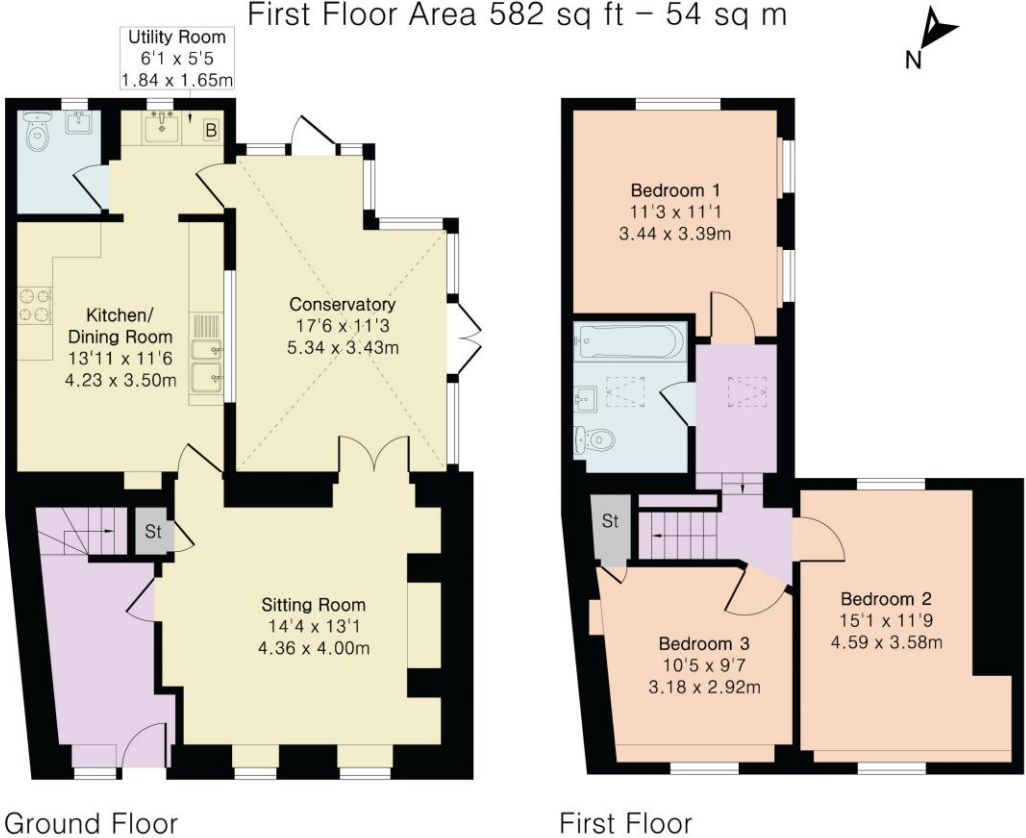
To the first floor are three well-proportioned bedrooms, all offering ample space for freestanding furniture and enjoying a pleasant outlook over the surrounding village and countryside. These are served by a family bathroom fitted with a shower over the bath.

Externally, the property benefits from off-road parking accessed via gates to the side of the cottage. Mature gardens lie to both the side and rear, with a paved patio seating area providing an ideal space for outdoor dining and entertaining. The gardens are predominantly laid to lawn with mature trees and established borders, creating a wonderful rural backdrop setting in which to relax.

Approximate Gross Internal Area 1345 sq ft - 125 sq m

Ground Floor Area 763 sq ft – 71 sq m

First Floor Area 582 sq ft – 54 sq m



GENERAL INFORMATION

We understand that the property is connected to Mains Electricity and Water. Private drainage.

EPC band 'D' (68)

The property has been placed in band 'E' for Council tax purposes, charges circa 2026/27 £3,143.

Local authority Wiltshire County Council

Broadband & Mobile: Signal checker via www.ofcom.org.uk



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