

Field View Poulton, Gloucestershire, GL7 5JE

Chain Free £485,000

Cain & Fuller

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Available with NO-CHAIN !! To view this Cottage go to our VR MATTERPORT TOUR on this listing. An opportunity to purchase an extended and refurbished Cotswold Stone Cottage located in a sought after village betwix the popular market towns of Cirencester and Fairford. The village benefits from a range of facilities including country public house and restaurant , village hall, selection of clubs and sporting organisations including a highly respected and active Cricket Club. The cottage offers residents a marriage of attractive period features combined with modern convenience to present a practical and charming living space. Throughout the cottage there are a selection of character features including exposed beams work, open Cotswold stone fireplaces, mixture of flooring including flag stone, attractive wood and carpeting. All of the rooms are of a good proportion for a period property which also enjoys a great deal of light with the main lounge being dual aspect. Externally there is a secure and secluded cottage garden with the lovely aspect of an open view to the rear over farmland. We urge early viewing of this extended and well presented period cottage in the highly sought after village of Poulton to the east of Cirencester, well located for the commuter and family.

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Poulton

Poulton is located between Cirencester and Fairford with fantastic access to glorious Gloucestershire countryside. The village benefits from a range of facilities including country public house and restaurant , village hall, selection of clubs and sporting organisations including a highly active Cricket Club. The nearby Gilbertine kitchen at Priory Court offers a lovely environment for breakfast or lunch in a fantastic setting. The village is well situated for the business commuter with the M4 and M5 motorways being within good driving distance and a commuter train service to London Paddington from Swindon, a daily commuter service. There are two highly rated primary schools each in neighbouring villages ideal for the growing family, secondary school is catered for in Cirencester or Fairford which both have highly rated schools.

Near by Cirencester

Cirencester is located approx. 5 miles to the west of poulton it is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Description

The ground floor benefits from a selection of two large reception rooms, the lounge boasts a dual aspect with pleasant views to front and rear with double doors opening onto the secluded rear garden, classic cotswold stone fireplace with fitted wood-burner, attractive wood flooring and selection of exposed beams and Cotswold stone. The dining is a generous size ideal for large dining table in front of the open fireplace, a mixture of flag stone and wood floor with cottage window to the front aspect. An arch way leads through to the large and open kitchen/breakfast room with excellent selection of storage with inset Butler sink, built-in Cotswold range and integral dish washer. There are extensive work surfaces and two cottage windows looking onto the rear garden. Door to side leads to a large utility room ideal for a county property with window and door leading to the rear garden. To the first floor of the cottage there are three double bedrooms and an excellent selection of storage, the master bedroom is dual aspect with pleasant views over open farmland and boasts a selection of exposed ceiling beams, bed room two is a good double with an en-suite shower enclosed ideal for guests with cottage window to the front and the village. The third bedroom has two windows looking onto open fields and is a well proportioned living space. The current vendors have also re fitted the family shower to a high contemporary standard. The cottage is warmed throughout by an Oil fired central heating system which is complemented by cottage style double glazed windows.

Outside

To the front of the cottage a low maintenance garden with pathway to entrance door to cottage. The rear garden is a great aspect of the property and benefits from a secluded and open aspect onto farmland to the rear. The garden benefits from an established lawn with selection of established borders with shrubs and flowering plants, open slabbed entertaining space to the rear of the cottage ideal for the summer months. The garden is enclosed by attractive dry Cotswold stone walls creating a safe and secure environment for small animals or young children. There is also a side gated access to the front of the cottage ideal for gaining independence access to the rear garden.

Council Tax

Band D

Viewing

Through Cain and Fuller in Cirencester

EPC

To follow

Agents Note

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.

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.
Please discuss with us any aspects which are particularly important to you before travelling to view this property.
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.

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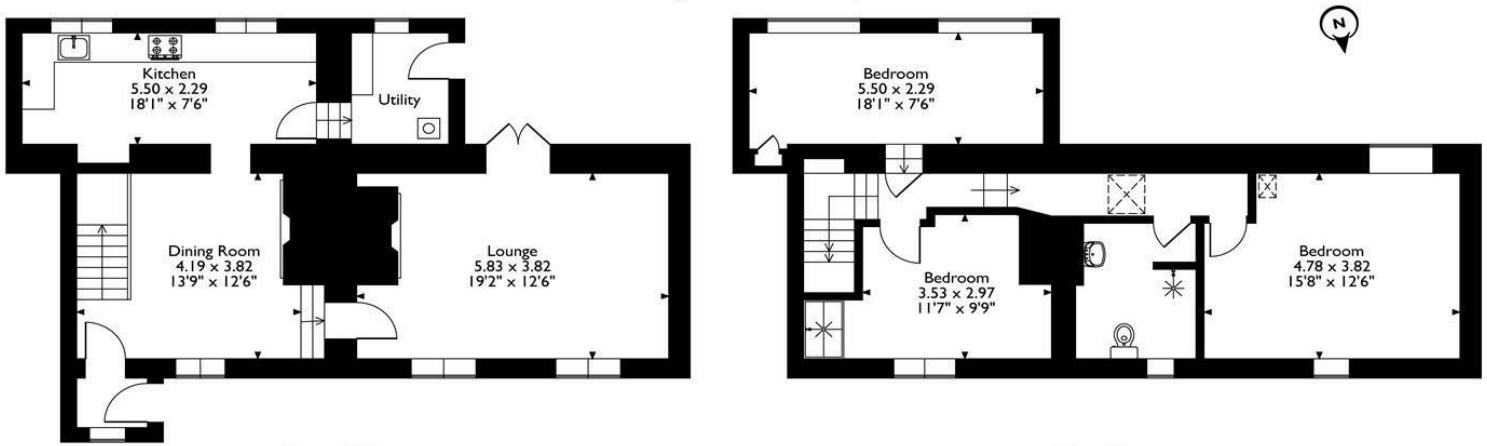







PRIVATE
HIROHITO FLIE
PISS OFF,
BANDY KNEE

14, London Road, Poulton, Cirencester, Gloucestershire
Approximate Gross Internal Area
129 Sq M/1388 Sq Ft



Ground Floor **First Floor**

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