

Poulton Manor

London Road, Poulton, Cirencester



A charming Manor House with great proportions, superb gardens and secondary accommodation located in the desirable village of Poulton.

Fairford 3.5 miles | Cirencester 5 miles | Kemble Station 10 miles (Paddington 80 minutes) | Cheltenham 20 miles
(All distances and times are approximate)



6-9



2-4



3-5

Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen | Drawing room | Dining room | Sitting room | Prep kitchen
Utility room | WC | Cellar

First Floor: Three bedrooms | Family Bathroom | WC

Second Floor: Three further bedrooms | Family bathroom

Manor Cottage

Kitchen | Dining room | Two bedrooms | Bathroom | Garden | Parking

The Hermitage

Studio sitting room | Kitchen | Shower room | Parking

Garden and Grounds

Mature gardens | Walled vegetable garden | Plenty of parking and garaging
Coach House with workshop and garden room

In all about 2.14 acres



Situation

(Distances and times are approximate)

Poulton is located about five miles east of Cirencester between Ampney St Peter and Fairford and is a traditional Cotswold village. Poulton has a Village Hall, Church and Cricket Ground.



The Falcon in the village.



Cirencester.



Polo at Cirencester Park.



Primary schools in Meysey Hampton, Down Ampney and Ampney Crucis. Secondary schools in Fairford and Cirencester. Within the private sector, there are the preparatory schools of Hatherop Castle, Rendcomb College, Prior Park, Beaudesert Park and St Hugh's, with Rendcomb, Westonbirt and the Cheltenham Colleges.



Cotswold Water Park.



The A417 dual carriageway is about three and a half miles away and gives direct access to Swindon, M4 (Junction 15), Cheltenham, Gloucester and M5 (Junction 11A).



There are train services to London Paddington from both Kemble and Swindon, whilst Heathrow Airport is about 80 miles away.



The Property

Poulton Manor is a Grade I listed Cotswold house dating back to the late 17th century, located in the heart of the village. Surrounded by beautiful gardens and grounds, as well as cottages for guests or staff and a Coach House with a workshop.

The current owners have preserved its character while adding improvements.

The flagstone reception hall leads to the principal rooms, including the garden-facing drawing room with a fireplace, window seats, shutters, and oak floors. Across the hall is the dining room (currently a sitting room) with an 18th century fireplace. The ground floor also features a study, newly fitted kitchen, utility room, and prep kitchen. The basement provides a cellar for storage and the boiler room.

An original oak staircase leads to the first and second floors. The first floor has three dual-aspect bedrooms with oak and elm floors, a family bathroom, and a cloakroom. The second floor, with a striking stone arch supporting the chimney stack, includes two double and one single bedroom, plus another family bathroom.

Outside, the property is approached via stone gate pillars, with gravel parking in front and a driveway leading to garaging and cottages.

The Hermitage, which has been used as a popular holiday let, offers self-contained accommodation with a sitting room/bedroom, kitchen, and bathroom.

Manor Cottage is a spacious two bedroom property with a private walled garden.







Gardens and Grounds

The landscaped gardens beautifully complement the house. At the front, a sunken lawn bordered by ground cover plants is separated from the parking area by a Cotswold stone wall.

The formal gardens, designed for year-round colour, feature a central stone path through a large lawn. A flagstone terrace near the house is surrounded by vibrant summer plants, and a red-brick kitchen garden offers vegetable plots.

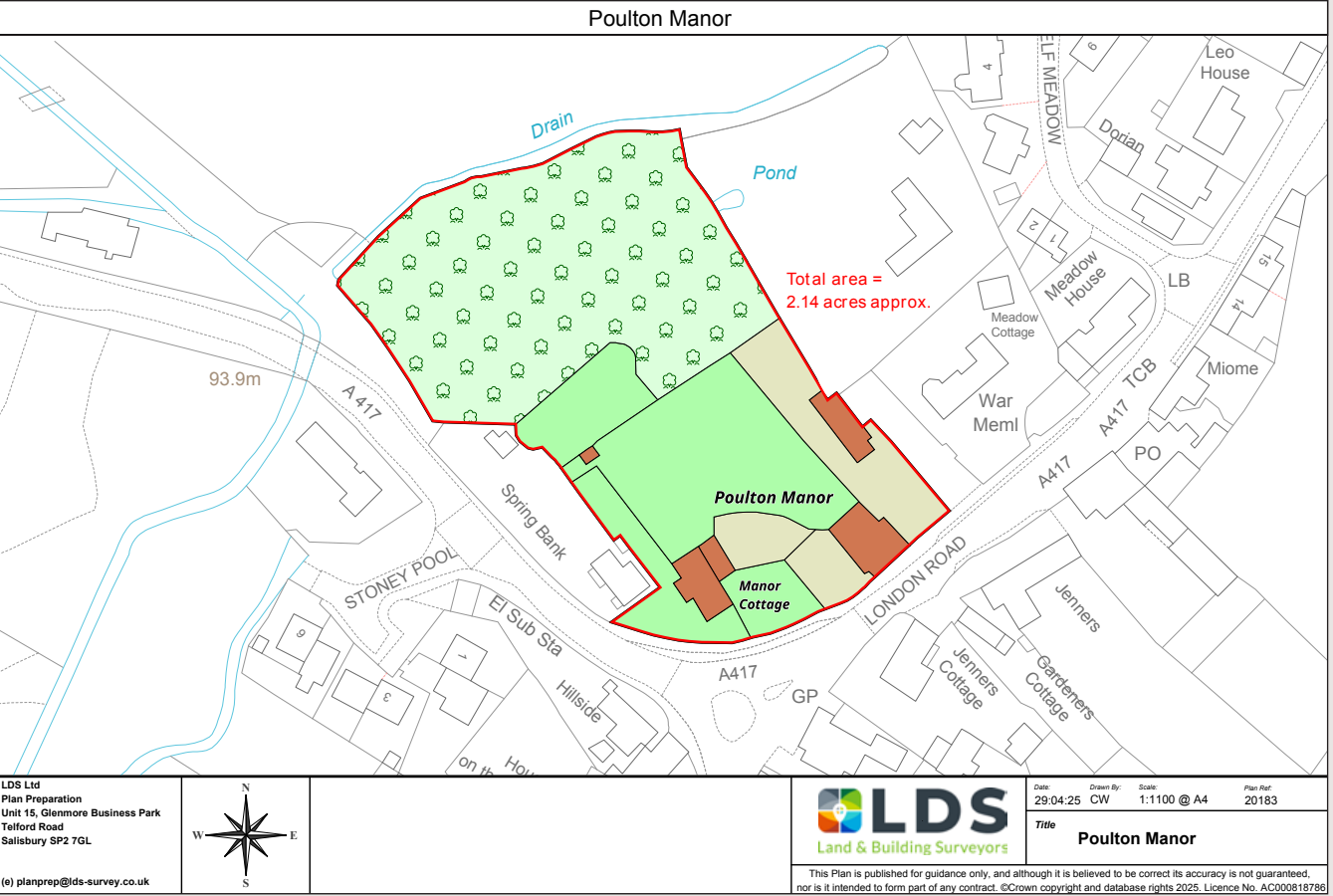
Beyond the kitchen garden, a spinney leads into open countryside and is bordered by a brook with a stone bridge over a spring-fed stream. The wood serves as a wildlife sanctuary.

A secondary access leads to the Coach House, a workshop, a garden, and space for machinery. A gravel terrace, accessed from the kitchen, offers a great spot for outdoor dining. A sheltered courtyard in front of the Coach House, featuring an old stone well, lavender borders, and climbing roses, is perfect for summer entertaining.

FLOOR PLAN

Approximate Gross Internal Floor Area
The House: 390 sq m / 4199 sq ft
Coach House: 68 sq m / 733 sq ft
Total: 458 sq m / 4932 sq ft
(Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

Tenure: Freehold

Services: Mains water, electricity and private drainage. The cottages are connected to mains drainage. Oil fired central heating to the main house and Manor Cottage. Electric heating to The Hermitage.

Local Authority: Cotswold District Council

Council Tax: Main House: H. Cottages are currently subject to Business rates

EPC: F

Guide Price: £2,250,000

Postcode: From Cirencester on reaching Poulton, bear round to the left, and the front gates to Poulton Manor will be found immediately on the left-hand side. What3Words: ///trump.twice.character

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Cirencester
One Market Place
Cirencester
GL7 2PE

Harry Pearson
01285 882 003
harry.pearson@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated April 2025.

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