



8 Elf Meadow, Poulton, Cirencester, GL7 5HQ
Chain Free £659,950

Cain & Fuller

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A great opportunity to acquire a detached family property located in the highly sought after village of Poulton to the east of Cirencester with a good range of local amenities and facilities including renowned primary schools in the neighbouring village of Meysey Hampton and Ampney Crucis. Number 8 Elf Meadow offers purchasers a high specification detached home located in a quiet cul de sac position with a small selection of individual properties. The accommodation has been extended and improved in recent years, it benefits from a contemporary well fitted Kitchen/Breakfast room with comprehensive storage and a selection of integral appliances, stylish Orangery added to the rear elevation giving a superb aspect over the garden and creating a large and light living space with the benefit of underfloor heating. The ground floor further benefits from a dual aspect lounge boasting an open fireplace, separate dining/family room which follows into the orangery and a separate study/drawing room to the front aspect ideal for those working from home. The first floor boasts four family sized bedrooms, master benefiting from a contemporary En suite shower room and additional family bathroom servicing the remaining bedrooms. The property benefits from a selection of storage space throughout with the house being warmed by an oil fired central heating system complemented by Upvc double glazed windows and doors. Externally the house occupies a private corner plot with well presented gardens ideal for small animals or young children, to the side of the property there is a large double detached garage with gravelled parking to front. We are able to bring this property to the market with NO-CHAIN and would urge viewing through Cain & Fuller in Cirencester.

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Poulton Village

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.

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.

Outside

The property occupies a secluded and private position within the corner of a small cul de sac of individual family homes. To the front there is an attractive garden well tended with pathway to entrance door and wide side access to the rear garden. The house benefits from a detached double garage with gravelled parking area to the front. The rear garden is an outstanding feature of the house as it enjoys a secluded aspect and has been cultivated over the years to provide an attractive and interesting outside space fully enclosed ideal for small animals or young children. There is a selection of raised low maintenance borders focused around a well tended lawn with additional gravelled and patio areas for outside dining in the summer months. The boundaries are defined by well established hedgerow and specimen trees giving residents a green and attractive back drop.

Detached Double Garage

The property benefits from a detached double garage with a good eaves storage area, power and light with two doors to the front for access. In front of the garage there is a gravelled driveway for parking.

Council Tax

Band E

Tenure

Freehold

Viewing

Through Cain & Fuller in Cirencester, day time, evening and weekends.

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.





