



Poplars Cottage
Main Road | Shurdington | Cheltenham | Gloucestershire | GL51 4XQ

FINE & COUNTRY

POPLARS COTTAGE



An exceptional detached country residence positioned on the outskirts of Cheltenham in the popular village of Shurdington. Originally built around 1890 as a farm cottage, it has been extended and updated to present a versatile, spacious, and flexible family home with a picturesque landscape, offering breathtaking views.



KEY FEATURES

- Exceptional detached country home retaining period features
- Good-sized open-plan breakfast kitchen
- Three reception rooms
- Four bedrooms, two with en-suite bathrooms
- Sunny and private garden measuring at circa 1/3 acre
- Home office/bar/gym
- Double garage and parking for four vehicles
- Garden backing onto extensive farmland with stunning views
- Private roof-top decking area

Ground Floor

Entrance Porch

An entrance porch featuring a partially opaque glazed door and a side-facing window. Equipped with a ceiling light, coat, and shoe storage space, and tiled floor.

Dining Room

A cosy room with space for a large dining table. Beamed ceiling and original open brick fireplace with tiled flooring. Open tread wooden staircase leading to the first floor.

Breakfast Kitchen

Oak cupboards with wooden worktops. Gas-fired Aga with two hotplates, two ovens, and an extractor fan. Single under-worktop electric oven with halogen hob. Downlight lighting. Belfast sink. Dishwasher. American fridge freezer. Wine cooler refrigerator. Large larder cupboard.

Boot Room

Small useful area to store boots and remove wet clothing. External door to the side of the property. Dog/cat flap. Tiled flooring. Large cupboard.

Utility Room & Cloakroom

Space for washing machine and tumble dryer. Floor and wall cupboards with wooden worktop. Cupboard housing the central heating boiler and large unvented cylinder.

Downstairs cloakroom with WC, sink, and frosted window.

Living Room

A large bright and airy double-aspect room with two sets of patio doors. Travertine flooring with boiler-fed underfloor heating. Downlighters, ceiling lamp, and two in-floor sockets for additional lamps.













SELLER INSIGHT

“Nestled in the charming Gloucestershire village of Shurdington, just a stone's throw away from the picturesque spa town of Cheltenham, stands the detached Poplars Cottage, embraced by expansive, secluded wrap-around gardens. Originally constructed as a farm cottage around 1890, the property has undergone extensions and renovations over the years, most notably in 2008 under the stewardship of its current owners. Reflecting on what drew them to the property and its locale, they share, 'we were enamoured by the period features of the building and the sense of seclusion afforded by its surrounding gardens. With its back to open fields and stunning views of rolling hills, the allure of countryside living juxtaposed with the proximity to the heart of Cheltenham made it very appealing.'”

The property benefits from convenient access to the motorway network via J11A of the M5, while regional international airports at Bristol and Birmingham are just an hour's drive away. Renowned for its exceptional schooling options, encompassing both state and independent institutions catering to all ages, and its proximity to numerous charming towns within the Cotswolds Area of Outstanding Natural Beauty, the area offers an unparalleled quality of life. The residence itself strikes a harmonious balance between spaciousness and cosiness, reflecting the culmination of two decades of passionate renovation efforts both indoors and in the gardens. Describing their recent endeavours, the owners express, “a major highlight has been the construction of a substantial garden room currently serving as an entertainment hub equipped with a bar and home cinema.” Clad in larch and featuring bi-fold doors opening onto an expansive patio laid with Indian sandstone, this addition offers breath taking views of the surrounding hills, creating an inviting space for relaxation and social gatherings alike.

“Living here offers a unique connection with nature. We take pleasure in feeding birds in our garden, observing nesting blue tits behind the garden room, and frequently encountering deer, pheasants, and other wildlife in the adjacent field.”

“The tranquillity of both the house and gardens is truly remarkable, with the rear views never failing to uplift one's spirits.”

“The village boasts essential amenities, including a post office, church, two welcoming pubs, and a vibrant community centre that hosts a diverse array of activities and clubs.”

“For outdoor enthusiasts, there are fantastic rural walks accessible via the village, making the area a haven for both dog owners and nature lovers.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

Study/Bedroom

Bright dual-aspect downstairs study which could also be used as an additional bedroom.

Snug

Original fireplace and beamed ceiling with window to the front garden. Glazed double doors lead to the living room.





First Floor

Main Bedroom

Enjoying a dual aspect overlooking the front garden and rear decked roof patio, large ensuite shower room, walk-in wardrobe with extensive racks, and storage space. The decked roof patio provides private space off the main bedroom for seating and relaxing.

En-Suite Shower Room

Light dual-aspect bathroom comprising a walk-in shower enclosure, vanity wash hand basin, low-level WC, large double-ended bath, and various fixtures.

Bedroom Two

Window overlooking the rear garden, with views over the rolling countryside adding allure to the property. Large en-suite bathroom with walk-in shower and freestanding bath.

You will also find two additional double bedrooms on the first floor.

Family Bathroom

Comprising a panel bath, vanity wash hand basin, bidet, and low-level WC. Electric Mira shower over bath.











Outside

Accessed via a single-track driveway, Poplars Cottage offers ample parking space suitable for multiple vehicles. Electric vehicle charging point. Detached double garage, large metal up-and-over door, power, lighting, and two windows.

Home office/bar/gym

A newly built versatile larch-clad outbuilding with bifold doors. Currently set up as a home cinema and bar with external lighting and speaker wiring. Double-glazed and substantially insulated.

The meticulously maintained grounds of Poplars Cottage span approximately a third of an acre and are fully enclosed. They feature well-kept terraced lawns bordered by hedges, complemented by an impressive Indian sandstone patio. One of the patio areas also benefits from a relaxing hot tub. The grounds boast attractive shrub and plant borders, along with several mature trees. Gardens back onto open farmland with uninterrupted views.



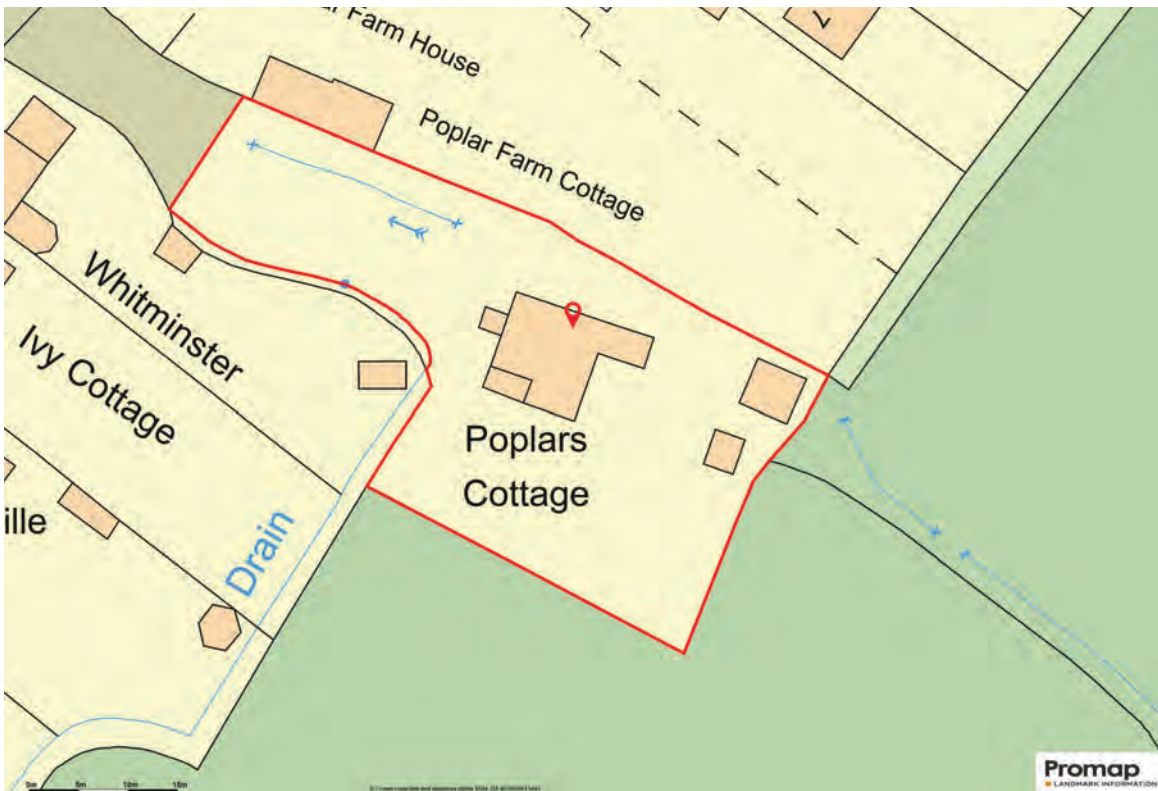




LOCATION

Shurdington, nestled on Cheltenham's southwest side, offers idyllic country walks and is conveniently located for Cheltenham's fashionable town centre, which is a picturesque experience, with leafy tree-lined avenues. The Montpellier area is famous for its boutique shops and the Promenade, alive with a vibrant café and restaurant scene, alongside the town centre hosting internationally acclaimed festivals such as Jazz, Music, and Literature. The regency town of Cheltenham is famous for its racecourse and is the home of jump racing and hosts the Cheltenham Festival and Gold Cup every year. One of the area's attractions is its proximity to Cheltenham's prestigious schools, including The Cheltenham Ladies' College, Cheltenham College, Dean Close, and Richard Pate Preparatory School. Moreover, transportation links are excellent, with easy access to the M5, A40, and A435, while Cheltenham Spa train station is just a short drive away providing rail connections to London and other major cities.





INFORMATION

Services, Utilities & Property Information
Utilities – Mains gas, electricity, water, and drainage.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard – brick & rendered

Council Tax – Tewkesbury Borough Council

Council Tax Band G

Parking – Detached double garage and driveway parking for 4 cars
Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.
Internet connection - Ultrafast Fibre Broadband connection available - we advise you to check with your provider.

Special Notes - Tarmac area at bottom of the drive is owned by Poplars Farm House. Poplars Cottage and neighbouring property have rights to use that section of drive and contribute a third of any maintenance costs.

Directions - The property can be found up a long drive adjacent to the bus stop in Shurdington A46 between The Bell Inn and The Cheese Rollers pub.
What3words: minority.nuptials.blown

Viewing Arrangements
Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 01242 650974 or 07979 648 748. kathrynanderson@fineandcountry.com.

Website
For more information visit <https://www.fineandcountry.co.uk/cheltenham-goucester-and-tewkesbury-estate-agents>



GROSS INTERNAL AREA: 2532 sq ft, 235 m²
 BALCONY: 234 sq ft, 22 m²
 GARAGE: 331 sq ft, 31 m²

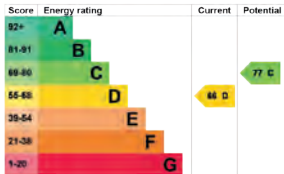
OVERALL TOTALS: 3097 sq ft, 288 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FIRST FLOOR



GROUND FLOOR



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 06.06.2024





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

Fine & Country Cotswolds and Cheltenham
T: 01242 650974 | Mobile: 07979 648748
email: kathryn.anderson@fineandcountry.com

I am a Partner Agent for Fine & Country Cotswolds and Cheltenham. I've lived in the Cotswolds for over 30 years and have a wealth of experience and knowledge in the property industry. I've worked for both corporate and independent high end Estate Agents around the Cotswolds, South Oxfordshire and Cheltenham area with over 20 years' experience.

With a personable dedicated honest approach, I understand the intricacies for both sellers and buyers in an ever-changing market. I strive to make things as simple and stress free as possible for all my clients which has earned me many returning vendors in the past.

When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, swimming, tennis, good restaurants and fine wine!

"Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient."

"Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!"

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

Fine & Country Cotswolds and Cheltenham
Harley House, 29 Cambray Place, Cheltenham, Gloucestershire GL50 1JN
01242 650974 | cheltenham@fineandcountry.com

