



UNIT 1, OLD PUESDOWN INN
COMPTON ABDALE, GLOUCESTERSHIRE

Compton Abdale 1 mile, Northleach 3.5 miles,
Cheltenham 10 miles, Cirencester 12 miles,
Burford 12 miles, City of Oxford 31 miles, Kingham
Station 16 miles (London, Paddington from 76 minutes)
Kemble Station 17 miles (London Paddington from
69 minutes) (all times & distances approximate)

AN IMAGINATIVE CONVERSION
OF THIS HISTORIC GRADE II
LISTED FORMER COACHING
INN, TO CREATE A TWO
BEDROOM SEMI DETACHED
GATED PROPERTY OFFERING
FRONT AND REAR GARDENS,
A CARPORT AND PARKING IN
THIS CONVENIENT LOCATION
BETWEEN BURFORD AND
CHELTENHAM.



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DESCRIPTION

Old Puesdown Inn is a handsome property constructed from Cotswold stone in the mid 19C, with period features including sash windows, and exposed beams. It is located at a strategic point close to the old Puesdown Turnpike on the Gloucester-Oxford Highway, a key route that continued to London. It was extended later in the 19C and was a popular staging post for both coaches and then motorists for many years. The Inn occupies a large plot just north of the A40, with direct views across unspoiled country, and is within an easy drive of many iconic Cotswold destinations including Cirencester, Burford, Stow on the Wold, and Cheltenham.

UNIT I: END-TERRACE

(968 sq ft excluding car port)

Ground Floor: Hall • Sitting Room • Kitchen/Dining Room
Cloakroom • Utility Room

First Floor: Two Double Bedrooms • Shower Room

Outside: Front & Rear Gardens • Carport • Parking

SPECIFICATION

- Electric heating
- Hardwiring for internet, boosters and tv options
- Low energy lighting
- Gardens and front reception courtyard to be landscaped and completed
- Exterior lighting on sensors
- Electric Vehicle charging point
- Entrance gates
- Car ports



SITUATION & AMENITIES

Old Puesdown Inn enjoys a location that can be accessed from many major centres, including Bristol, Oxford, Birmingham, and London, in a reasonable journey time. It is situated on a ridge in an Area of Outstanding Natural Beauty between the villages of Hazleton and Compton Abdale, with glorious views across the surrounding countryside and direct access from the Inn to one of the many footpaths and bridleways throughout the area. Nearby Compton Abdale is a tranquil and unspoilt village, situated in a valley to the south.

Northleach is the nearest centre and is an attractive market town, which offers excellent day-to-day facilities including two highly regarded pubs, The Sherborne Arms and The Wheatsheaf Inn. There is an active community within the town and a number of shops arranged around the marketplace include a wine bar, a post office, a butcher, a chemist and a bakery. The town also benefits from a doctor's surgery, a junior school and nursery.

Cheltenham is about 10 miles to the west and offers a wide range of shops, along with theatres and a cinema. The town hosts many popular events including an annual cricket festival, horse racing including the Gold Cup, and music, food, and literary festivals.

The historic Roman town of Cirencester, often referred to as the Capital of the Cotswolds, can be reached via the nearby Fosse Way (A429), which also provides direct access to Stow on the Wold and the Midlands. The A40 links Cheltenham and Oxford and provides access to the M40 at Junction 8 for London, the M25 and the national motorway network. Airports at Birmingham, Bristol, and Heathrow.

There are also regular train services to London Paddington from Kemble, Kingham and Charlbury. Private schools in the area include Hatherop Castle, Rendcomb College, Beaudesert Park as well as the many schools and colleges in Cheltenham and Oxford.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

A public footpath runs from the A40 to the fields to the rear along the western boundary of the property, adjacent to the drystone wall and the garden of Unit 1.

SERVICES

Mains water and electricity. Electric heating. Shared private drainage DMC6 Sewage Treatment Plant. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council

AGENT'S NOTES

1. Any furniture included on the internal images is virtually staged.
2. The grass on the external images has been computer generated.

VIEWINGS

By appointment only. Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or E sam@butlersherborn.co.uk. Buyers should take care when visiting the site and do so at their own risk.



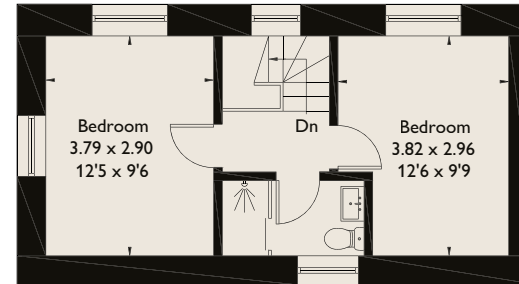


DIRECTIONS (POSTCODE GL54 4DN)

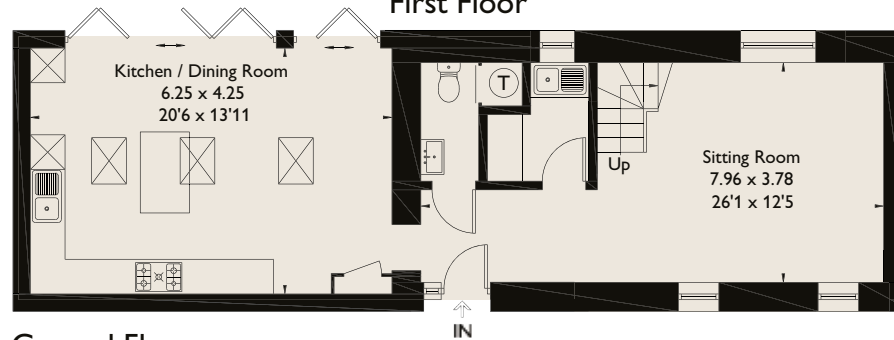
From Cirencester take the A429 towards Northleach and the A40. At the roundabout on the A40 turn left towards Cheltenham. Old Puesdown Inn will be found after just under one mile on the right hand side.

What3words: ///officers.wagers.harnessed

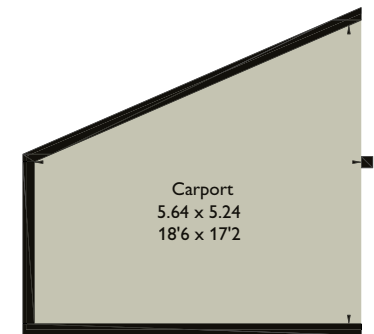
Approximate Floor Area = 89.9 sq m / 968 sq ft
(Excluding Outbuildings)



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67127

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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