

# UNIT 2, 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  
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 2: MID-TERRACE

(1,264 sq ft excluding car port)

**Ground Floor:** Hall • Kitchen/Breakfast/Living Room  
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
- Space to install a woodburning stove should a buyer choose to do so
- 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 quasieasements 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.

## 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, plus the wood burning stove, 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](mailto:sam@butlersherborn.co.uk). Buyers should take care when visiting the site and do so at their own risk.



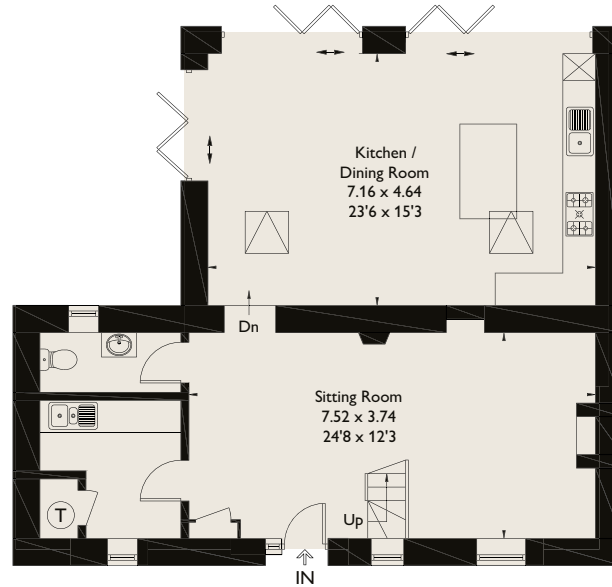


## DIRECTIONS (POSTCODE GL54 4DN)

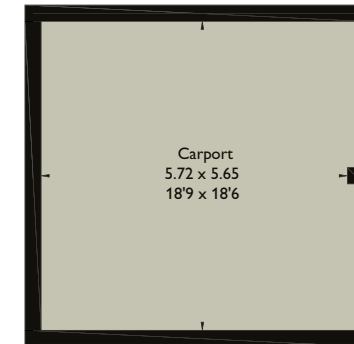
From Cirencester take the A429 towards Northleach and the A40. At the roundabout on the A40 turn left towards Cheltenham. Old Puesdown Inn will be found after just under one mile on the right hand side.

What3words: ///claims.saying.shoulders

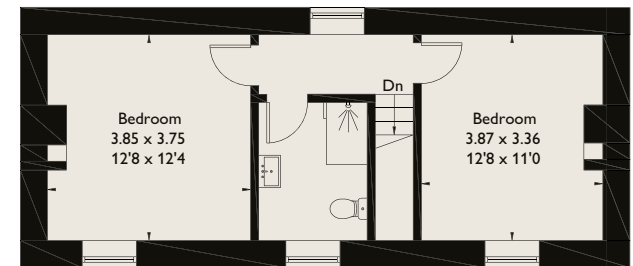
Approximate Floor Area = 117.4 sq m / 1264 sq ft  
(Excluding Carport)



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



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 #67128

**DISCLAIMER** 1. 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. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. 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. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. 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. Photographs taken: March 2024. Particulars written: April 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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