

2 THE GRANARY

LONDON ROAD, POULTON, GLOUCESTERSHIRE



Fairford 3 miles, Cirencester 4.5 miles, Swindon 17 miles, Cheltenham 19 miles, Kemble Station 10 miles (London Paddington from 69 minutes)
(All distances and times are approximate)

A handsome four bedroom barn conversion offering spacious accommodation

Ground Floor: Galleried Entrance • Open Plan Sitting/ Dining Room • Kitchen • Garden Room • Study Utility Room • Cloakroom

First Floor: Main Bedroom with En Suite Shower Room Guest Bedroom with En Suite Shower Room Two Further Double Bedrooms • Family Bathroom

Outside: Landscaped Garden with Terrace Double Car Port • Store Room with Attic Room Above Private Parking

Butler 
Sherborn

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DESCRIPTION

Offered to the market for the first time in 19 years and since it was converted in 2005, 2 The Granary is a Cotswold stone barn conversion offering well-proportioned living accommodation arranged over two floors. With good ceiling height throughout and an array of character features, the barn has been a much loved home and has been well maintained by the current owners.

Approached through the landscaped garden, the front door opens into a welcoming entrance with a vaulted ceiling and full height glass allowing an abundance of natural light. The ground floor accommodation flows around the spacious open plan sitting/dining room with impressive built red brick fireplace and woodburning stove. The kitchen is located off the dining area with a range of built units and a central island. Also on the ground floor, is a useful office/study, a garden room, a utility room, and a cloakroom.

An oak staircase leads to the first floor with a galleried landing providing access to the bedrooms. The main bedroom is located at one end of the barn and boasts exposed beams and an adjoining shower room. The second double bedroom also has an en suite shower room. There are two further double bedrooms, one with a useful attic storage cupboard, and a family bathroom.

OUTSIDE

2 The Granary is approached over a shared gravel driveway. A wooden gate provides access into the beautifully landscaped gardens with a central pathway planted with lavender which leads to the front door. The west facing gardens are bound by mature hedging and a low Cotswold stone wall and are planted with a variety of established planting. A patio terrace spans the width of the barn and wraps around the south elevation providing wonderful space for outdoor entertaining.



To the front of the property is a double car port with an adjoining store room. Stairs lead to an attic room above the car port which provides useful additional storage.

SITUATION & AMENITIES

Poulton is located about five miles to the east of Cirencester between Ampney St Peter and Fairford and is a traditional Cotswold village with many fine old buildings. Unlike some rural communities, Poulton retains a real sense of identity with an active community life, supporting its pub, village hall, Church, and cricket ground. There is also a boutique café on the outskirts of the village.

The A417 dual carriageway is about three and a half miles away and gives direct access to Swindon, the M4 (Junction 15), as well as Cheltenham, Gloucester and the M5 (Junction 11A). There are train services to London Paddington from both Kemble and Swindon, whilst Heathrow airport is about 80 miles away.

A good selection of primary schools are found in the area including Meysey Hampton, Down Ampney, and Ampney Crucis, with secondary schools in Fairford and Cirencester. A range of excellent private schools are also nearby.

SERVICES

Mains water and electricity. Oil fired central heating. Underfloor heating to the ground floor. Mains drainage. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.



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.

LOCAL AUTHORITY

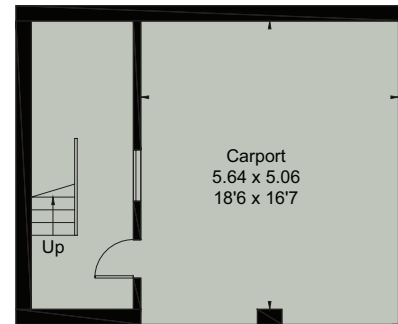
Cotswold District Council

COUNCIL TAX: Band F

VIEWINGS

Please telephone Sophie Lane at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sophie.lane@butlersherborn.co.uk

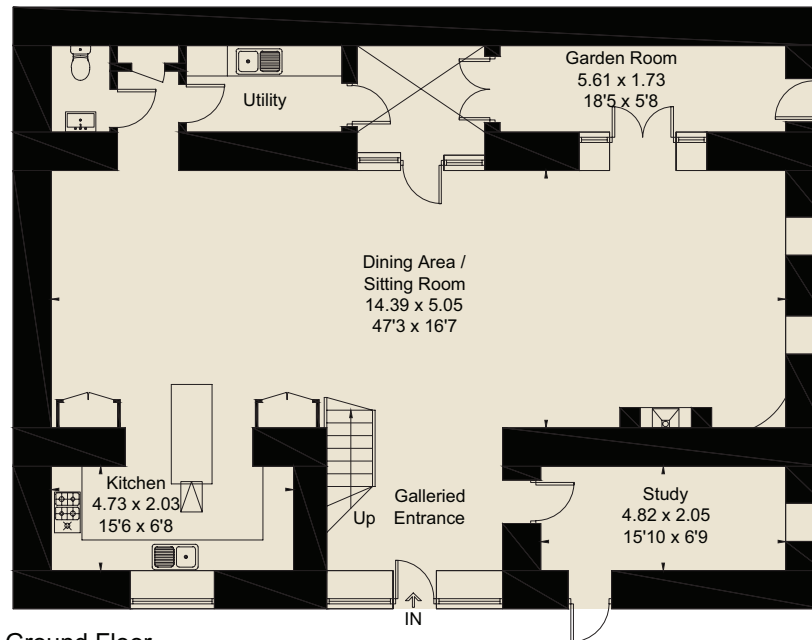
Approximate Floor Area = 237.1 sq m / 2552 sq ft
 Outbuilding = 39.4 sq m / 424 sq ft (Including Eaves / Excluding Carport / Void)
 Total= 276.5 sq m / 2976 sq ft



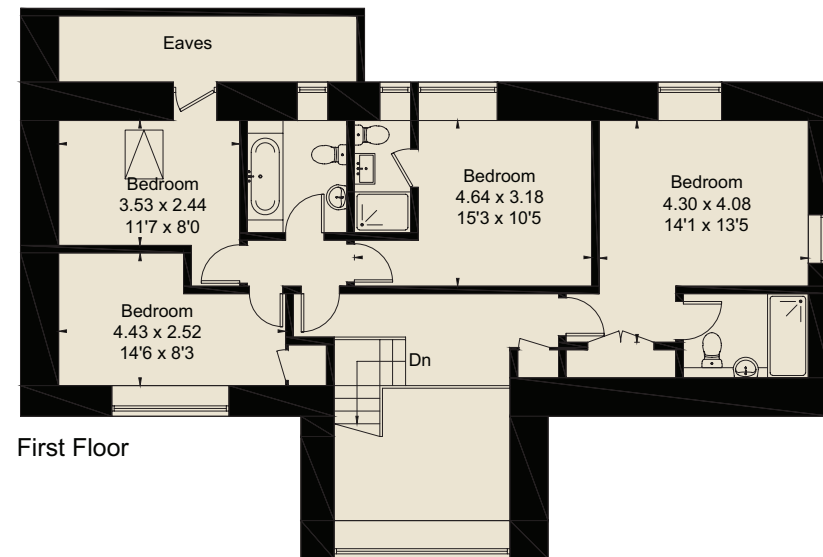
Outbuilding-Ground Floor
 (Not Shown In Actual Location / Orientation)



Outbuilding-First Floor
 (Not Shown In Actual Location / Orientation)



Ground Floor



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 #75399



DIRECTIONS (POSTCODE GL7 5HN)

From Cirencester proceed on the A417 towards Fairford and continue through the villages of Ampney Crucis and Ampney St Peter. Upon reaching the sign for Poulton continue along this road for about 100 metres and the driveway for 2 The Granary is located under a stone archway.

what3words: ///outdoor.bypasses.rattler



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