



POULTON MANOR
POULTON, GLOUCESTERSHIRE



Poulton Manor

Poulton, Gloucestershire

An architecturally important village house with beautiful gardens, outbuildings and two cottages

POULTON MANOR

Lower Ground Floor: Cellar • Boiler Room

Ground Floor: Reception Hall • Drawing Room • Dining Room • Sitting Room • Kitchen/Breakfast Room • Back Kitchen • Utility Room • Cloakroom

First Floor: Three Bedrooms • Reading Area • Bathroom

Second Floor: Three Further Bedrooms • Bathroom

Outside: Mature Gardens & Grounds • Walled Kitchen Garden • Ample Parking & Garaging • Coach House with Workshop & Garden Room

MANOR COTTAGE

Ground Floor: Kitchen/Dining Room • Sitting Room

First Floor: Two Bedrooms • Bathroom

Outside: Private Walled Garden • Parking

THE HERMITAGE

Studio Sitting and Bedroom • Kitchen • Shower Room

Outside: Parking

In all about 2 acres

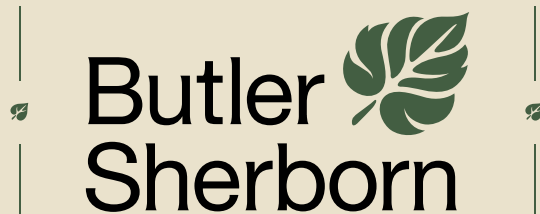
Fairford 3.5 miles, Cirencester 5 miles, Kemble Station 10 miles, Cheltenham 20 miles
(All distances and times are approximate)

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DESCRIPTION

Poulton Manor is a very special Grade I Listed Cotswold house, situated in the heart of the village and understood to date back to the late 17th Century. This wonderful village house with beautiful gardens and grounds, has cottages for letting, guests or staff, and a Coach House with a workshop. Described by Marcus Binney as 'a perfect William and Mary doll's house', the house is attributed to John Paget and Peter Mills, one of the surveyors appointed to supervise the rebuilding of London after the Great Fire. Having been improved by the current owners it retains all of its inherent character together with original features.

A flagstone reception hall leads to the principal reception rooms. Overlooking the garden is the panelled drawing room with an impressive fireplace, window seats, shutters and polished oak floorboards. On the opposite side of the hall is the dining room (currently used a Sitting Room) with a mid-18th Century fireplace which is understood to have come from the former Clutton House in Kingston Upon Thames. Also on the ground floor is a sitting room/study, newly fitted kitchen and utility room, and the back kitchen which leads to the dining room. In the basement is a cellar and boiler room.

The original oak, cantilevered staircase, leads to first and second floors. There are three dual aspect bedrooms all of which retain wide oak and elm floorboards and a family bathroom and a separate cloakroom. On the second floor the landing, which is dominated by an impressive stone arch which carries the weight of the central chimney stack, leads to two double and one single bedrooms with another bathroom.

Outside, the house is approached through stone gate pillars with gravelled parking to the front and the driveway continues between yew hedging to the garaging and the cottages.



The guest cottage, known as The Hermitage, currently serves as a popular holiday let and provides self-contained accommodation which comprises a sitting room/bedroom, kitchen and bathroom. Manor Cottage is a spacious two-bedroom cottage with a private walled garden.

GARDENS & GROUNDS

The landscaped gardens enhance the house. At the front, is a sunken lawn, bordered by ground cover plants and separated from the parking area by Cotswold stone walling.

The formal gardens, designed for seasonal colour, include a central stone path through an expansive lawn. A flagstone terrace by the house is surrounded by colourful summer plants. There's also a red brick-walled kitchen garden with vegetable plots.

Beyond the kitchen garden, a spinney adjoins open countryside and is bordered by a brook, with a stone bridge over a spring-fed stream. The wood is a wildlife haven.

A secondary access leads to the Coach House, offering workshop, garden, and machinery space. A gravelled terrace area opens from the kitchen/breakfast room providing wonderful space for outdoor dining. A sheltered courtyard before the Coach House, with an old stone well, lavender borders, and climbing roses, provides an ideal spot for summer entertaining.

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.



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.

There are a wide range of local sporting opportunities including various golf courses, polo at Cirencester Park and the Cotswold Leisure Centre in Cirencester. The Cotswold Water Park at South Cerney provides a wide range of

water-based activities with boating on the River Thames at Lechlade.

A good selection of primary schools include Meysey Hampton, Down Ampney and Ampney Crucis with secondary schools in Fairford and Cirencester. Within the private sector there are the preparatory schools of Hatherop Castle, Rendcomb College, Prior Park, Beaudesert Park and St Hugh's, with Rendcomb, Westonbirt and the Cheltenham Colleges.





Manor Cottage

SERVICES

Mains water, electricity and private drainage. The cottages are connected to mains drainage. Oil fired central heating to main house and Manor Cottage. Electric heating to The Hermitage. BT 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, including garden statuary and ornaments, 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.

TENURE

Freehold – with Vacant Possession.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX: Main House Band H

Cottages currently subject to Business Rates

VIEWINGS

Strictly by appointment only. Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sam@butlersherborn.co.uk

DIRECTIONS (GL7 5JE)

From Cirencester on reaching Poulton, bear round to the left and the front gates to Poulton Manor will be found immediately on the left-hand side.

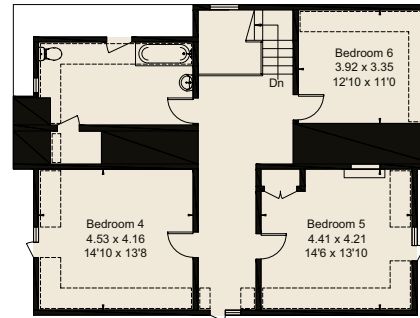
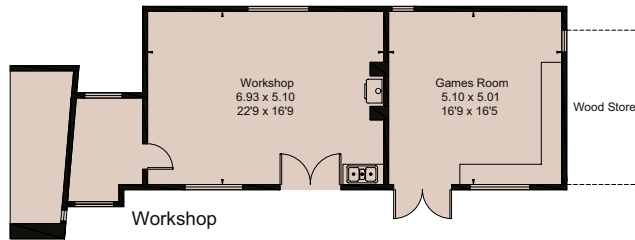
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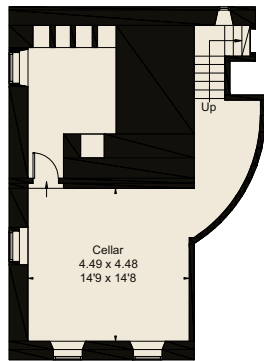
Approximate Floor Area = 390 sq m / 4199 sq ft
 Coach House = 68 sq m / 733 sq ft
 Total = 458 sq m / 4932 sq ft



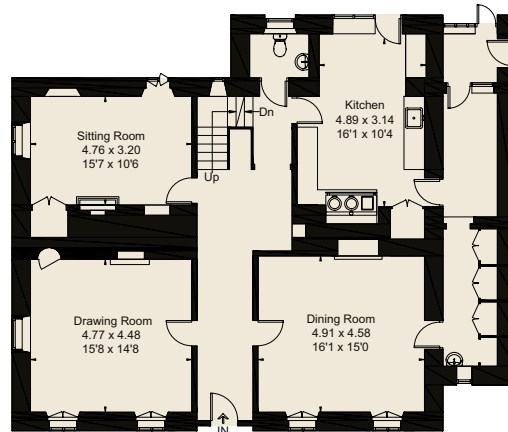
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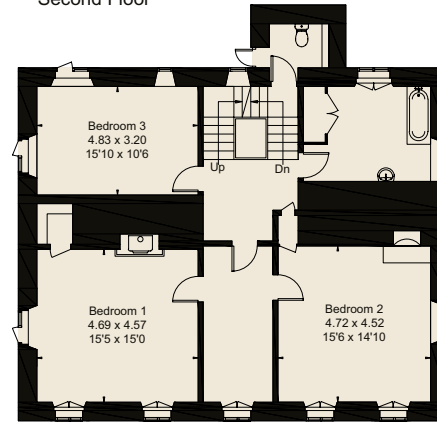
Second Floor



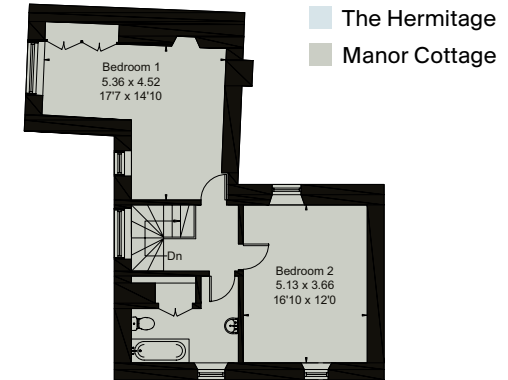
Cellar



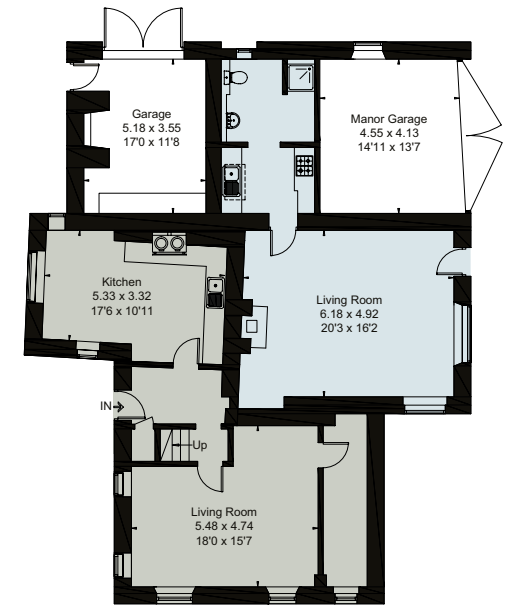
Ground Floor



First Floor



Cottage First Floor



Cottage Ground Floor
 (Not Shown In Actual Location / Orientation)

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