



POULTON HILL ESTATE

POULTON | CIRENCESTER | GLOUCESTERSHIRE



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*Cirencester 6 miles | Swindon station (London Paddington from 49 minutes) 14 miles | Cheltenham 23 miles | Marlborough 23 miles | Oxford 36 miles
Bristol airport 65 miles | Heathrow Airport (Terminal 2) 76 miles | Central London 90 miles.
(All distances and times are approximate).*

A beautifully presented diverse and ring-fenced country estate on an elevated position with 360 degree uninterrupted views of the Cotswold countryside.

Summary of Accommodation:

Poulton Hill: Reception hall | Kitchen | Drawing room | Family/dining room | Garden room | Study/library | Snug | Strong room | Rear hall | Pantry
Cloakroom | Laundry and boot room | Two bedrooms | Shower room | Further WC

Galleried sitting room | Principal bedroom suite with dressing room | Five further bedrooms, five further bathrooms (2 en-suite) | Storage room

Large wine cellar with stone bins | Plant room

The North Wing: The Long Room | Dining hall/ballroom | Bar/kitchen | Gym with WCs
Three bedrooms and bathrooms | WC | Galleried landing/sitting area with kitchenette

Lodge Cottage: Kitchen | Living room | Cloakroom | Utility room | Three bedrooms | Bathroom

Garaging and Outbuildings: Garaging | Three substantial barns with car storage facilities, farm storage and equestrian potential

Gardens and Land: Entrance courtyard | Walled garden | Summerhouse | Cloistered garden | Kitchen garden | Greenhouse | Orchard
Wildflower meadow | Tennis court | Three lakes | Woodland picnic hut | Vineyard | Tasting barn/shop | Pasture and arable land

In all about 106 acres



SITUATION

Poulton Hill is an exceptional residential estate in a sought-after part of Gloucestershire. Approached through automated gates, past the Lodge Cottage and along a beautiful tree-lined drive, the house is set centrally within its own land and has distant views across the surrounding countryside.

Shopping: Cirencester, Fairford, Swindon, and Cheltenham are easily accessible.

Pubs and Restaurants: The Falcon, Poulton - Masons Arms, Meysey Hampton - The Crown Ampney Crucis and The Pig at Barnsley

Schools: Excellent state and private schools for all ages, including St Hughes, Pinewood, Hatherop Castle (pre-prep and prep), Cothill, Radley College and the Cheltenham Colleges and schools.

Motorways/roads: A419/ A417 dual carriage way links to M4 (J15 at Swindon 15 miles) and M5 (J11a 15 miles)

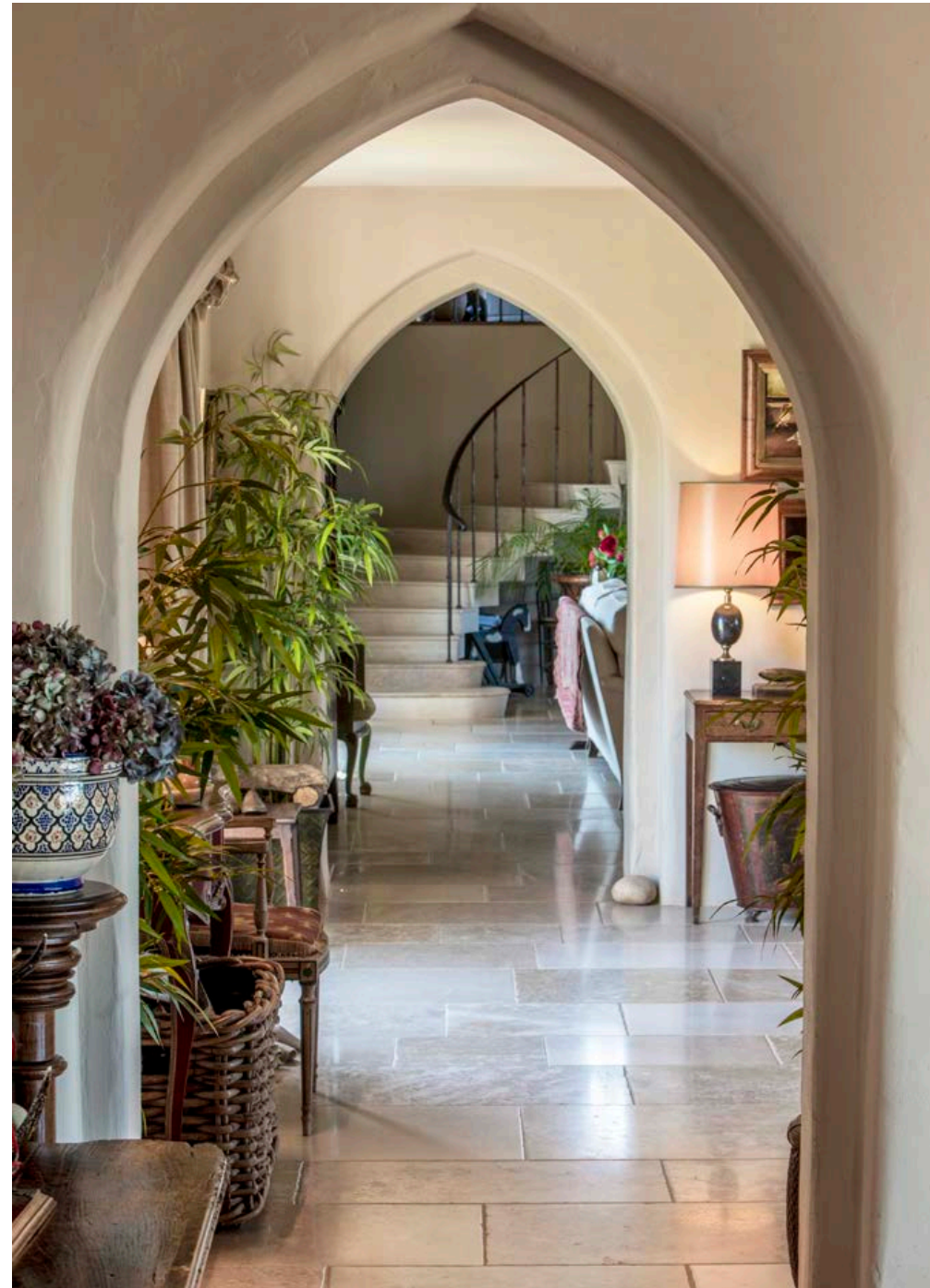
Railways: Swindon (Paddington from 50 mins) 12 miles. Kemble Station (Paddington from 70 mins) 9 miles.

Equestrian: Racing at Cheltenham and Newbury, Hunting with VWH, Old Berks and Cotswold Hounds, Polo at Cirencester

Sailing: Cotswold Water Park

Rugby: Gloucester





POULTON HILL ESTATE

At the heart of the estate is the 19th-century Cotswold stone building that has been extended and transformed into a magnificent country home. Built 12 years ago to a very high specification, the house is extremely comfortable with underfloor heating, modern insulation, ground source heat pump, rainwater recovery system and an audio system to name a few of the features at Poulton Hill.

Situated at the head of a long drive and surrounded by its land, the house has been meticulously planned and finished to an exceptional standard. Offering five bedrooms in the main part of the house, with three bedrooms in the north wing set up for guest accommodation and entertaining.

The reception rooms throughout the ground floor have large windows and doors leading to terraces and courtyards with extensive lawns, orchards and gardens beyond. With attention to

detail, craftsmen have combined Cotswold stone, oak beams, flooring and windows with bronze finishes, French stone, marble and granite surfaces to create a beautiful home with open entertaining spaces offering a high level of natural light.

In the centre of the house is the reception hall, and directly off the hall is a full-height dining room with a beautifully carved stone fireplace at one end. There is a drawing room, a snug, and a fully equipped kitchen with a walk-in pantry. Beyond is a second entrance hall that links the impressive study and north wing.

The north wing has a fantastic reception room, dining/ballroom, kitchen/bar, galleried sitting room on the first floor and three additional bedrooms. The north wing can be interconnected with the main house or used separately.

There are stairs from the back hall down to the wine cellars and the plant room.





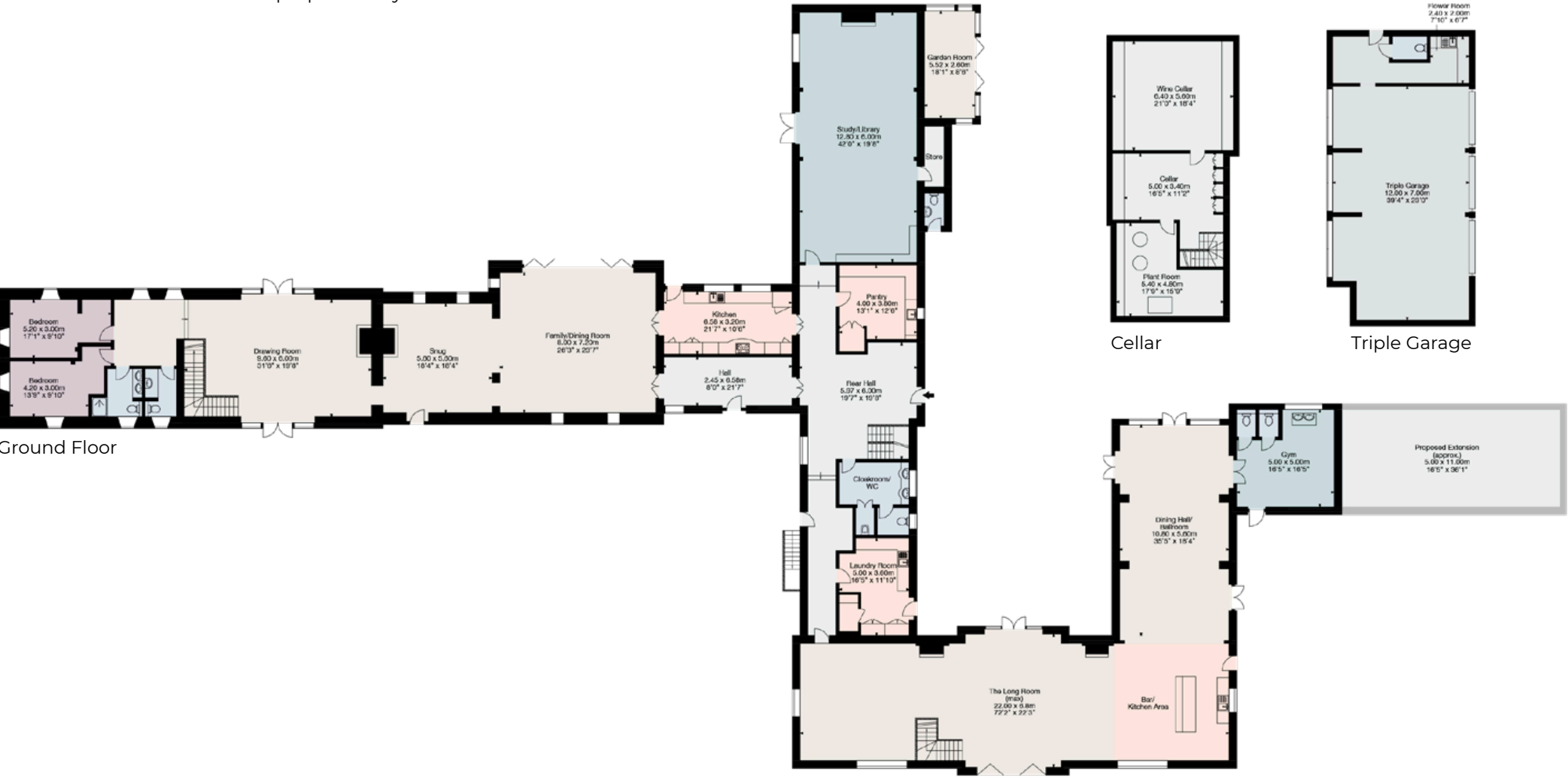


Approximate Gross Internal Area

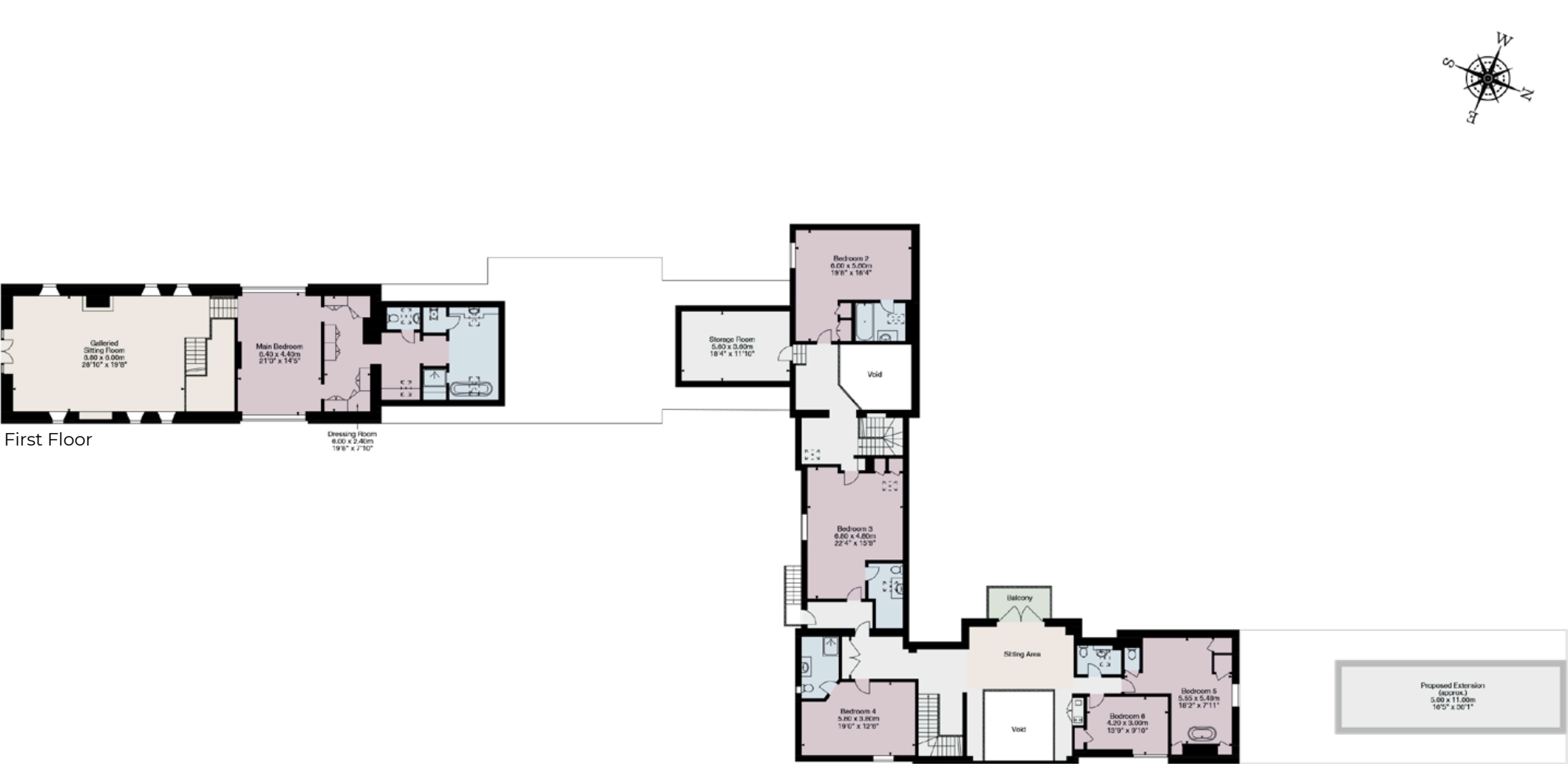
Main House: 1,155 sq m / 12,432 sq ft

Triple Garage: 99 sq m / 1,065 sq ft

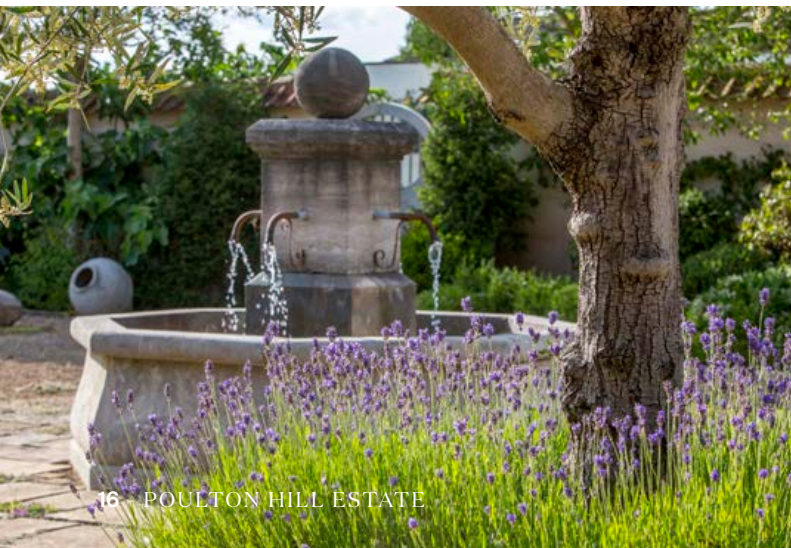
Not to scale. For identification purposes only.



Ground Floor



First Floor



GARDENS

The beautiful and well-stocked formal gardens surround the main house with vistas and views over the farmland beyond. Arranged in different garden rooms, all the gardens can be enjoyed throughout the seasons with paths and terraces connecting courtyards, a parterre garden, an orchard, a cloister garden set around a stone fountain, wildflower meadows, and fine lawns.

LODGE COTTAGE

Cottage No 27 is a three bedroom detached cottage currently Let to the Estate Manager and the Housekeeper on an assured shorthold tenancy and is located at the head of the drive.

NB - Planning is extant for an extension to 27 Hill Cottage and the foundations and services are already in place should further accommodation be required.

Approximate Gross Internal Area

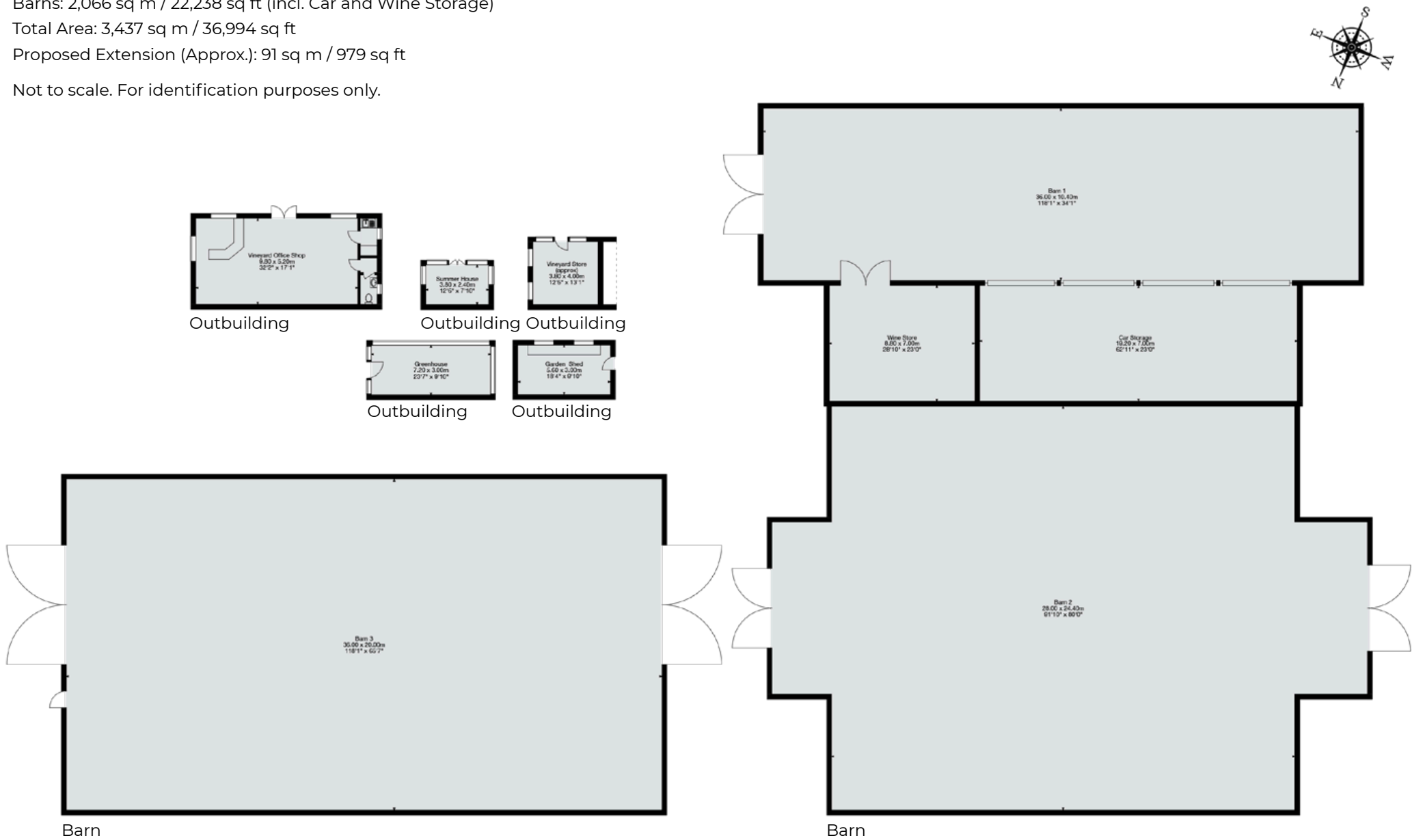
Outbuildings: 117 sq m / 1,259 sq ft

Barns: 2,066 sq m / 22,238 sq ft (incl. Car and Wine Storage)

Total Area: 3,437 sq m / 36,994 sq ft

Proposed Extension (Approx.): 91 sq m / 979 sq ft

Not to scale. For identification purposes only.



GARAGING, BARNs AND FARMYARD

Three cedar-clad former stock barns (approx. 22,000 sq ft) are currently used for classic car storage/garaging, a lambing shed/stock barn, and a machinery store.

In front of the barns is an extensive open hardstanding yard compound that is screened from the residential buildings and has extensive space for parking, equestrian facilities or other enterprises.

In all about 106 acres

FARMLAND

The estate is well-fenced with water points, and most of the farmland is set to pasture. There are established clumps of trees, native woodland and three lakes. In the past, a successful shoot has been held on the estate.

Within the estate are about 8 acres of vines; established 15 years ago, about 9,700 vines produce approximately 12/13,000 bottles of award-winning wine that are sold in the tasting barn and shop. There is no obligation to continue the winery if it is not of interest, or the existing management could continue the operation.



SPECIFICATION

- Wireless communication system by APC Solutions
- Fire and security system by CIA
- CCTV
- Ground source heat pump
- Solar panels supply c. 50% of total energy requirements
- Rainwater recovery system with 70,000 litre underground tank
- Ultraviolet sterilisation system with string filter
- Water softening system
- Underfloor heating throughout the house
- Sonos sound system throughout the house
- Air exchange system fitted to part of the house
- Uplighters to outside of the house and driveway

FURTHER INFORMATION

TENURE

Freehold. (Lodge Cottage may be subject to an AST).

There are no public Rights of Way.

SERVICES

Main water and electricity. Heating via ground source heat pump. Solar panels subsidise. Rainwater recovery system Private drainage. Gigaclear fibre broadband is available.

LOCAL AUTHORITY

Cotswold District Council.

COUNCIL TAX

Band: H.

EPC

Poulton Hill Farm: Band C

27 Hill Cottages: Band E

DIRECTIONS

Postcode: GL7 5JA

What3Words: ///offstage.worthy.cars

VIEWINGS

All viewings are strictly by appointment only through the vendor's joint selling agents.



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Fixtures and Fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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