

Wendover, Poulton, Gloucestershire, GL7 5JG

Asking Price £685,000

Cain & Fuller

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A characterful and beautifully refurbished Cotswold village home offering a superb blend of period charm, contemporary country living and income-producing potential, with flexible and appealing living throughout. Externally there are well-tended enclosed gardens ideal for the growing family, pets, relaxing and entertaining small with the useful addition of a Cotswold stone outbuilding located within the rear garden, and ample driveway parking. The present owners have also created a very successful Air bnb business with a fully self contained apartment located to the side of the main cottage, providing valuable year-round additional income. Poulton sits between the market towns of Cirencester and Fairford offering a wide range of amenities and facilities including highly rated schools. We urge early viewing of this unique and attractive village property through Cain and Fuller in Cirencester.

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Poulton village

Poulton is located between Cirencester and Fairford with fantastic access to glorious Gloucestershire countryside. The village benefits from a range of facilities including a popular public house and restaurant , village hall, well equipped play park, country walks on public footpaths, and a selection of clubs and sporting organisations including a highly active cricket club. The nearby village shop offers quality locally-sourced goods. The village is well situated for business commuters with the M4 and M5 motorways being within good driving distance and a daily commuter train service to London Paddington from Swindon. There are highly rated primary schools in neighbouring villages and towns and secondary schools in Cirencester and Fairford.

Nearby Cirencester

Cirencester, located approximately 5 miles to the west of Poulton, is a thriving and highly-regarded historic Roman market town featuring interesting back lanes with specialist shops and cafes. Regular market days provide a range of fresh produce, street food stalls, plants and handmade products. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a hospital. There is a thriving Leisure Centre, a choice of gyms, and one of the oldest open-air pools in the country which operates spring to autumn. Cirencester has had a golf course for over 100 years. The range of parks and green spaces include the historic Abbey Grounds, the Roman Amphitheatre site, and the 2500-acre Cirencester Park. Sailing, kayaking and paddleboarding are available at the nearby Cotswold Water Park. There are talented local choirs and amateur dramatic groups, and the acclaimed Barn Theatre hosts a varied programme of stage productions as well as regular cinema screenings. Within about half an hour's drive are Cheltenham, Gloucester and Swindon, and the cultural centres of Bath, Oxford and Stratford-on-Avon are all within an hour by car. The well-known historic Cotswold towns and villages of Bibury, Bourton-on-the-Water, Burford, Stow-on-the-Wold, the Slaughters and Chipping Norton are all within easy driving distance. Nearby primary schools include Meysey Hampton, Ampney Crucis and Down Ampney, along with Ofsted-rated Outstanding Fairford Primary. Secondary schooling is available at Farmor's in Fairford and Deer Park and Kingshill in Cirencester, while independent schooling is available at Hatherop Castle

Description

Wendover is a beautifully refurbished Cotswold village home with period character, flexible family accommodation, a successful self-contained Airbnb and a secluded walled garden. Set within the highly desirable Cotswold village of Poulton, this appealing period home which combines traditional character with thoughtful modern refurbishment and excellent flexibility, whether for family or multigenerational living or those seeking an additional income stream.

The property retains many period features, creating a warm and characterful atmosphere throughout, whilst the accommodation has been arranged to suit contemporary country living. At the heart of the house is an impressive dual-aspect kitchen/dining/family room, centred around a contemporary country-style kitchen. A fully beamed ceiling, flagstone floor, generous proportions and a woodburning stove create an exceptionally inviting space, with ample room for the classic farmhouse table around which family and friends can gather. It is very much a room designed for everyday life, equally suited to relaxed family breakfasts, entertaining and long evenings beside the fire.

A cosy formal sitting room provides a quieter and more intimate reception space, retaining the character and charm expected of a Cotswold village property. The property also benefits from a useful and practical utility room, providing valuable additional storage and workspace for everyday household tasks. A dedicated home office with views over the garden offers an attractive and peaceful working environment, making it ideal for flexible workers or those requiring a comfortable space to work or study from home.

The bedroom accommodation is particularly flexible, making the house well suited to family life, visiting guests, multigenerational living, or those requiring additional space to work from home. Currently arranged with four bedrooms. The arrangement provides considerable versatility and could readily adapt to the changing needs of its next owners.

Self-contained Airbnb accommodation

A particularly attractive feature of Wendover is the self-contained Airbnb accommodation, which has been successfully operated by the present owners for over 10 years. The vendors advise that the Airbnb currently generates an income of approximately £20,000 per annum, providing an established supplementary income stream. It could alternatively be retained for visiting family and friends or used as a private annexe if preferred, subject to any necessary permissions and arrangements. This cleverly-designed space includes a kitchen/living area, double bedroom, and en suite shower room, with its own private access and fenced-off garden.

Outside

To the rear is a generous secluded walled family garden, predominantly laid to lawn and providing a wonderfully private setting for outdoor entertaining, children's play, pets, or simply enjoying the peaceful village surroundings. There is a large paved terrace with established pergola providing shade, and dining area for summer barbecues and entertaining, as well as plenty of space for relaxing in the sun on loungers. The garden also has a smaller patio leading directly from the house which catches the morning sun for al fresco breakfast and coffee. An allotment area contains raspberry canes and several beds which the owners dedicate to growing vegetables, while established apple and pear trees provide fruit in the autumn.

Also within the garden sits a charming Cotswold stone outbuilding with power and lighting, currently used as a workshop and offering a useful additional space with considerable potential. With some refurbishment, This could make an excellent home office, creative studio, gym, workshop or leisure room, subject to any necessary permissions.

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To the front, the house is set back from the road with a well-stocked garden providing year-round colour, a generous paved driveway, and a gravel parking area providing ample parking.

The lifestyle

Wendover offers the rare combination of period Cotswold character, flexible accommodation, income potential and a genuinely private garden. Poulton is an attractive Cotswold rural village within the Cotswolds, and the property's postcode is identified as a rural village setting surrounded by countryside. The village is also home to the popular The Falcon Inn, with a highly-regarded menu that changes seasonally, a well-established country pub on London Road. Cirencester is readily accessible for everyday amenities, while the surrounding Cotswolds countryside provides an outstanding setting for walking, cycling and country pursuits..

Key features

* Beautifully refurbished Cotswold village property
* Numerous pleasing period features
* Flexible family accommodation
* Stunning dual-aspect kitchen/dining/family room
* Contemporary country-style kitchen
* Fully beamed ceiling
* Wood burning stove
* Cosy formal sitting room
* Useful and practical utility room/downstairs WC
* Home office with views over the garden
* Ideal for flexible workers
* Established self-contained Airbnb accommodation in operation for over 10 years
* Owner stated income of circa £20,000 per annum
* Secluded walled family garden
* Cotswold stone Outbuilding/workshop
* Potential home office, leisure studio or creative space
* Charming village location

Planning permission previously granted (now lapsed) for loft conversion providing two further bedrooms and a shower room

Viewing

Through Cain and Fuller in Cirencester

Council tax

Band E

EPC

To follow

Mobile and broadband

We recommend purchasers go to Ofcom for further details

Tenure

Freehold

Agents Note

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.

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.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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

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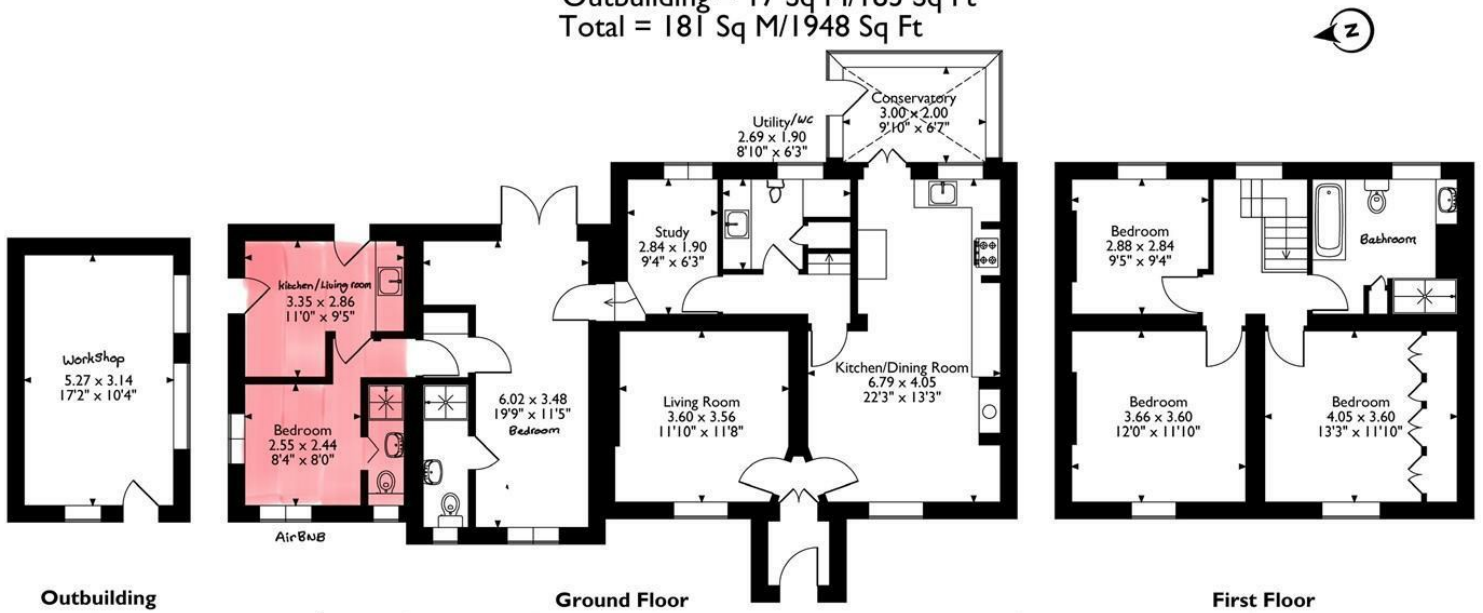
Wendover, London Road, Poulton, Cirencester, Gloucestershire
Approximate Gross Internal Area
Main House = 164 Sq M/1765 Sq Ft
Outbuilding = 17 Sq M/183 Sq Ft
Total = 181 Sq M/1948 Sq Ft



Outbuilding **Ground Floor** **First Floor**

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