



PEACH COTTAGE

8 THE BUTTS, POULTON, GLOUCESTERSHIRE

**A charming four-bedroom
Cotswold character property with
a south west facing garden**

Ground Floor: Entrance Hall • Kitchen/Dining Room
Snug • Sitting Room • Utility • Cloakroom

First Floor: Three Double Bedrooms
Single Bedroom • Shower Room • Bathroom

Outside: Landscaped Garden with Patio Terraces

Available freehold with vacant possession.
Offered for sale with no onward chain.



Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T 01285 883740

E cirencester@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk





DESCRIPTION

Peach Cottage is a Grade II listed semi-detached character cottage with well-balanced accommodation arranged over two floors. With origins dating back to the 1700's and later additions, the property offers an abundance of original charm and character including wooden shutters and exposed flagstones and is beautifully presented throughout.

The ground floor has a generous sitting room with good ceiling height and an exceptional stone fireplace with a woodburning stove, complemented by a separate snug, ideal as a secondary reception room, study or playroom. The kitchen/dining room complete with central island, forms the heart of the house, offering ample space for dining and patio doors opening to the garden. Also on the ground floor is a useful utility cloakroom.

Upstairs, there are three double bedrooms and a single bedroom, which would also suit a home office. A family bathroom plus an additional shower room serves the bedrooms. The bedrooms have delightful features such as stone fireplaces and vaulted ceilings. There are two attic spaces, one of which has boarded storage.



Outside, the cottage is situated at the end of a shared gravel pathway. The south-west facing landscaped garden has a raised lawned area alongside two terraces. The garden is bound by Cotswold stone walling and fencing with a useful shed for additional storage. The garden backs onto the village allotments, with fabulous walking directly from the house.

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 shop and 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 drainage. Mains electricity. Oil fired central heating. 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.

VIEWINGS

Viewings strictly by appointment only. Please telephone Butler Sherborn:

Cirencester Office - T: 01285 883740 or
The London Office - T: 0207 839 0888
E: cirencester@butlersherborn.co.uk

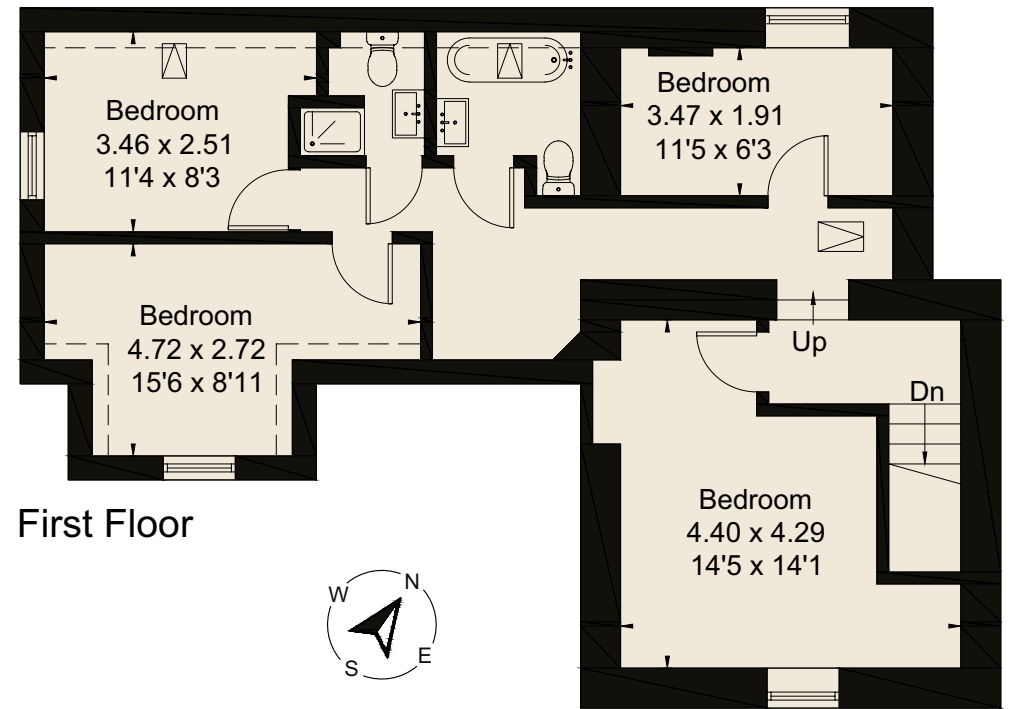
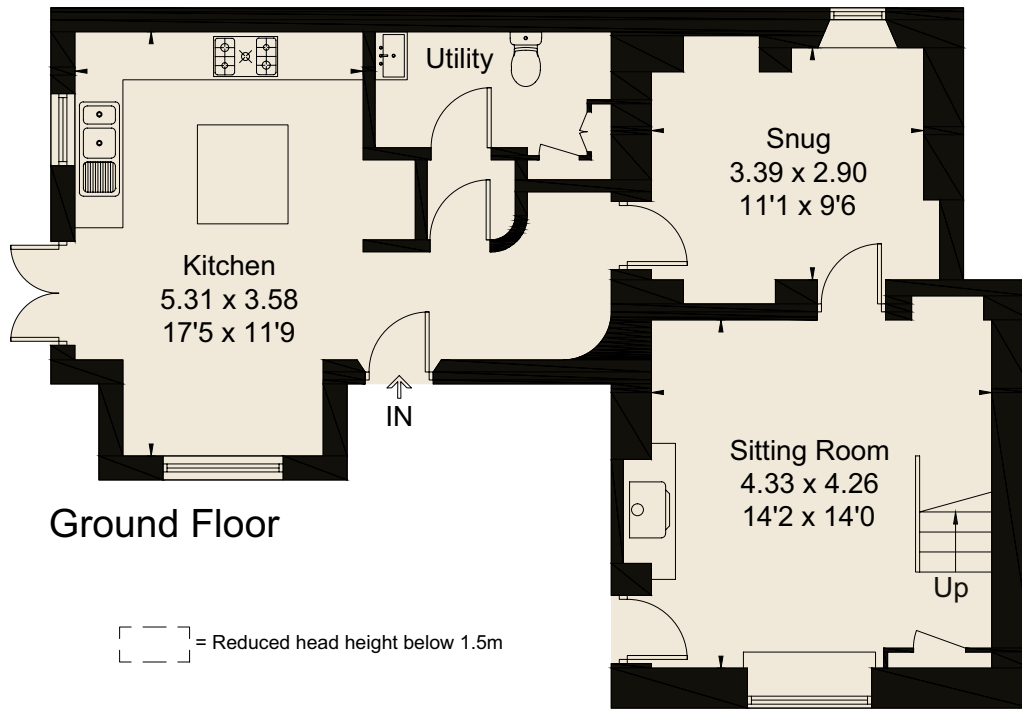
LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band C

Approximate Floor Area = 127.2 sq m / 1369 sq ft



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 #104300



DIRECTIONS (GL7 5HY)

Upon entering Poulton from Cirencester, turn right immediately in front of The Falcon onto Cricklade Street. Continue for approximately 0.2 miles, where the pedestrian gate to the property will be found on the right-hand side. Proceed through the gate and follow the gravel pathway to the end, where the cottage is situated.

what3words: ///sparrows.misfits.helping

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