

# RANBURY BARN

POULTON, GLOUCESTERSHIRE









# Ranbury Barn

## Poulton, Gloucestershire

A Cotswold stone barn conversion with an adjoining annexe,  
a separate barn conversion, south facing gardens and a paddock

### RANBURY BARN

**Ground Floor:** Entrance hall • Drawing room • Kitchen/breakfast room • Sitting room • Study/playroom • Conservatory • Cloakroom • Utility room

**First Floor:** Galleried landing • Main bedroom with a shower room • Second double bedroom with a shower room • Twin bedroom

**Second Floor:** Double bedroom with a cloakroom • Double bedroom • Family bathroom

### THE TALLET

**Ground Floor:** Kitchen • Bathroom

**First Floor:** Double Bedroom • Snug • Walk-in cupboard

### THE ANNEXE

**Ground Floor:** Kitchen/sitting room • Shower room

**First Floor:** Double bedroom • Bathroom

### OUTSIDE

Gravel driveway • Parking • South facing gardens • Paddocks • Pond

In all about 2.946 acres

Butler  
Sherborn



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## DESCRIPTION

Ranbury Barn is a wonderful, detached Cotswold stone barn conversion offering very good living accommodation arranged over three floors and extending to over 4,300 sqft. Having been sympathetically converted nearly 40 years ago, the barn is not listed and now offers scope for a new owner to update and remodel as they so wish (subject to consents).

The ground floor opens into an entrance hall which in turn leads into a sizable drawing room with floor to ceiling glass windows and doors which overlook the gardens and grounds. The fully fitted kitchen is located to the side and has space for a breakfast table and leads into a practical utility room. Also on the ground floor is a sitting room with an open fire, a study/ playroom with its own external door, a conservatory, and a cloakroom.

The central staircase leads up to a galleried landing with a reading area enjoying fabulous views. There are three bedrooms and a bathroom. The second floor affords a double bedroom with a cloakroom, a fifth bedroom and a bathroom.

## THE TALLET

The Tallet adjoins Ranbury Barn and has a kitchen and a shower room on the ground floor with a bedroom and studio upstairs.

## THE ANNEXE

The Annexe is positioned at the end of the garden and is a freestanding Cotswold stone barn conversion. On the ground floor is a sitting room with a kitchen, utility and cloakroom. There is a bedroom and bathroom on the first floor.





## OUTSIDE

Set behind double timber gates, Ranbury Barn has a gravel driveway with ample parking. The south facing garden is mainly laid to lawn with established trees and planting. A patio terrace spans the rear of the barn and provides a wonderful space for outdoor dining. A front private courtyard sits between the front of the barn and the parking area. There are two paddocks which adjoin the garden on the eastern elevation. In total the plot extends to 2.946 acres.

## 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 and shop 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

Ranbury Barn: Mains water, drainage, and electricity. Oil fired central heating. LPG gas for cooking. BT broadband.

The Tallet: Mains water, drainage, and electricity. Oil fired central heating. LPG gas cooking. All from main house.

The Annexe: Mains water and drainage, and electricity (from main house). LPG gas central heating and cooking.

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

Ranbury Barn: Band G

The Tallet: Band A

## VIEWINGS

Strictly by appointment only. Please telephone Butler Sherborn, Cirencester Office -

T: 01285 883 740 | E: [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

## 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 Ranbury Barn is located on the right-hand side accessed through timber gates.

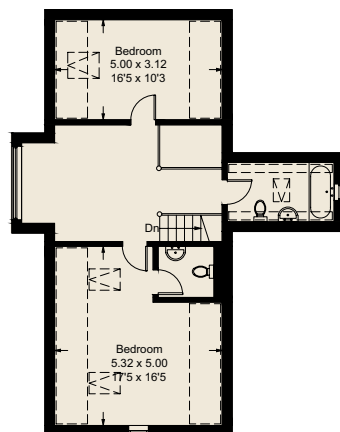
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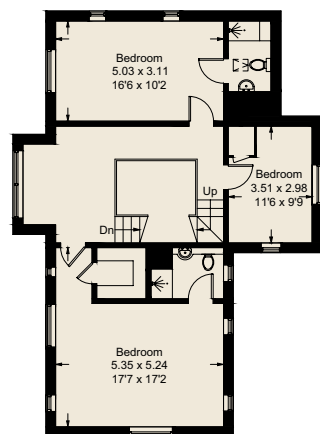
The Tallet



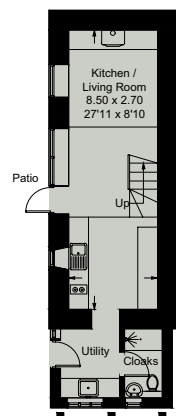
The Annexe



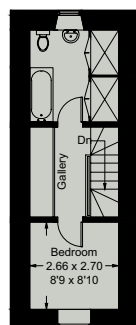
Second Floor



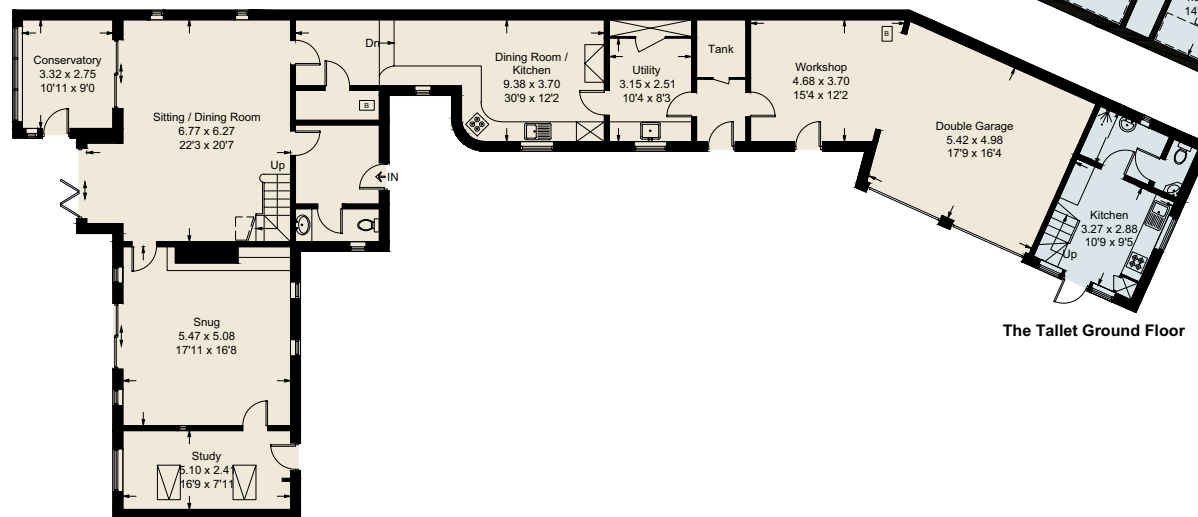
First Floor



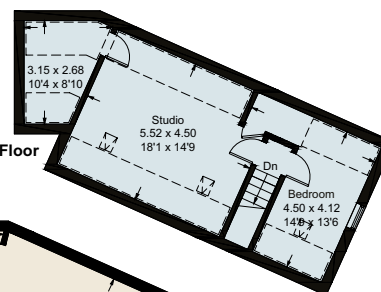
Annex - Ground Floor



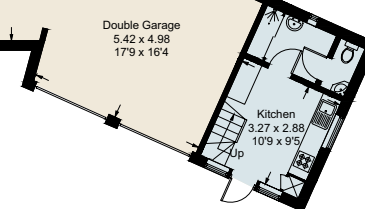
Annex - First Floor



Ground Floor



The Tallet First Floor



The Tallet Ground Floor

**Ranbury Barn**  
 Approximate Gross Internal Area = 406.2 sq m / 4372 sq ft  
 Annex = 46.0 sq m / 495 sq ft  
 Total = 452.2 sq m / 4867 sq ft  
 (Including Double Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304186)

= Reduced headroom below 1.5m / 5'0"



| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
|                                             |  | 54      | 65        |

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