



**Rosemary Cottage, Poulton, Gloucestershire, GL7 5JE**  
**Chain Free £460,000**

**Cain & Fuller**

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**Cain & Fuller**

An opportunity to purchase an extended and refurbished Cotswold Stone Cottage located in a sought after village betwix the popular market towns of Cirencester and Fairford. The village benefits from a range of facilities including country public house and restaurant , village hall, selection of clubs and sporting organisations including a highly respected and active Cricket Club. In recent years the current vendor has undergone a program of updating to now present a unique and stylish living space with an abundance of character with charming original period features. All rooms are of a good proportion and offer features such as Cotswold stone flag stone floors, exposed timbered ceilings, selection of Inglenook fireplaces and exposed stonework. The first floor boasts a selection of three double bedrooms all with pleasant aspects onto the village and open fields beyond. Externally there is a secure and secluded cottage garden which backs directly onto open farmland with a lovely view. We urge early viewing of this extended and well presented period cottage in the highly sought after village of Poulton to the east of Cirencester, well located for the commuter and family.

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## **Poulton**

Poulton is located between Cirencester and Fairford with fantastic access to glorious Gloucestershire countryside. The village benefits from a range of facilities including country public house and restaurant , village hall, selection of clubs and sporting organisations including a highly active Cricket Club. The nearby Gilbertine kitchen at Priory Court offers a lovely environment for breakfast or lunch in a fantastic setting. The village is well situated for the business commuter with the M4 and M5 motorways being within good driving distance and a commuter train service to London Paddington from Swindon, a daily commuter service. There are two highly rated primary schools each in neighbouring villages ideal for the growing family, secondary school is catered for in Cirencester or Fairford which both have highly rated schools.

## **Nearby Cirencester**

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## **Description**

Cottage entrance door leads to a high specification kitchen/breakfast room refurbished by the current vendor with a selection of attractive contemporary storage and extensive solid wood work surfaces, inset enamelled sink with a classic open view onto farmland to the rear. There is a full selection of built-in appliances within the kitchen

which is finished off by a stunning stone flag stone floor. To the front of the cottage there are two good sized reception rooms both with original period Inglenook fireplaces used by the present vendor. The remaining living space benefits from three double bedrooms with a selection of storage, one which boasts a practical en-suite shower room refitted to a high standard. The family bathroom is presented in excellent order having been refitted to a high standard with freestanding four legged bath, wash basin inset into vanity unit and low level wc, windows to rear and side. The cottage is presented in excellent decorative condition and is warmed throughout by an Oil fired heating system.

## **Outside**

Externally there is a secure and secluded cottage garden which backs directly onto open farmland with a lovely view over open fields. The vendor has created a super flag stoned entertaining area which boasts good seclusion and a sunny aspect with excellent views. There is additional lawned areas and a useful timber storage shed, side gated access.

## **Council Tax**

D band

## **EPC**

To follow

## **Mobile and Broadband**

We recommend purchasers go to Ofcom for full details.

## **Viewing**

Through Cain and Fuller in Cirencester

## **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.

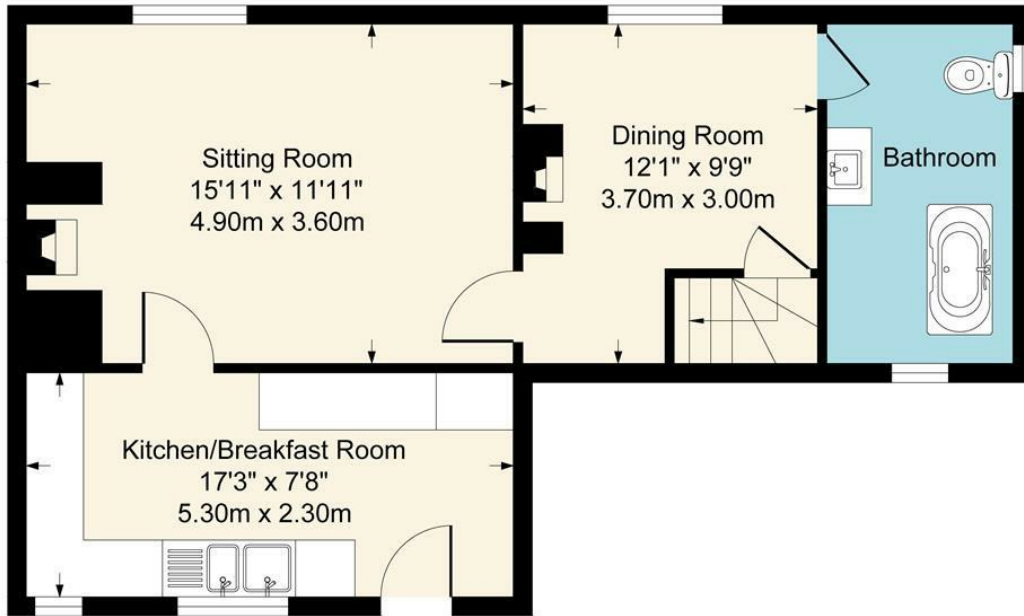
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.

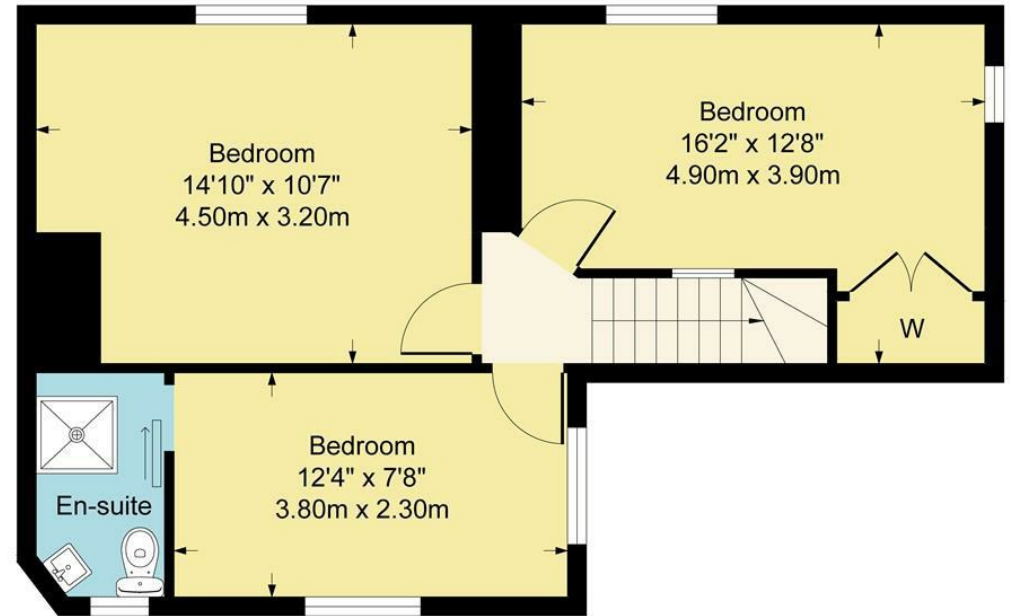




**Approximate Gross Internal Area**  
**968 sq ft - 90 sq m**



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.