

# RANBURY FARMHOUSE

POULTON, GLOUCESTERSHIRE



Fairford 3 miles, Cirencester 4.5 miles,  
Swindon 17 miles, Cheltenham 19 miles, Kemble  
Station 10 miles (London Paddington from 69  
minutes) (All distances and times are approximate)

**A substantial family home with  
wonderful living accommodation, set  
in just over an acre of gardens**

**Ground Floor:** Reception Hall • Snug/Study • Cloakroom  
Sitting Room • Dining Room • Drawing Room  
Kitchen/Breakfast Room • Utility Room • Pantry  
Boot Room • Second Cloakroom

**First Floor:** Six Double Bedrooms  
Two Bathrooms • Study

**Second Floor:** Two Attic Bedrooms • Bathroom  
Study • Loft Room

**Outside:** Walled Garden & Courtyard  
Orchard & Woodland • Garage

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## DESCRIPTION

Originating from 1800 and retaining many original features, Ranbury Farmhouse offers just over 6,000 sq ft of generous and flexible accommodation arranged over three floors. Now being offered on the market for the first time in 28 years, it has served as a much-loved family home and offers great potential for a new owner.

The front door opens to the reception hall with original parquet flooring, off which is a snug/study, separate cloakroom and a cosy sitting room with open fire and window seat overlooking the courtyard. The formal dining room with open fire has a large bay window looking to the side lawn. The adjacent drawing room also has an inviting bay window with window seat and an open fire with stone surround as well as an original built in bookcase. The kitchen is very much the heart of the home and is fully fitted with an AGA and double Belfast sink. It opens to the dining breakfast room which is flooded with light from glass doors that open to the garden terrace. There are built in pantry cupboards and a handsome dresser, which is thought to have been made for the house in 1800. Off the rear hallway there is a generously sized utility room with walk in pantry and space and plumbing for appliances and a door to the garden, a separate boot room with a door to the side garden and a second cloak room as well as second back staircase.

The original main staircase leads to the broad first floor landing where there are five light and well-proportioned double bedrooms each with built in storage and two of the bedrooms have bay windows. There are two bathrooms with freestanding baths and separate walk-in showers. The back stairs rise to the rear of the first-floor landing leading to a further bedroom with built in storage and a study. On the second floor there are two bedrooms in the eaves with built in storage which share a bathroom with a bath and separate shower. The loft room provides useful storage.

## OUTSIDE

Through stone pillars the house is approached over a gravel driveway with ample parking for several cars as well as access to a detached stone garage. The expansive walled garden is predominantly laid to lawn to the rear and side of the house with a range of established flowerbeds, trees and shrubs. At the end of the garden there is an orchard with apple trees thought to be around 200 years old and a pear tree.

A small enclosed woodland area is hidden behind the wall to the side. The large dining terrace is perfect for indoor/ outdoor entertainment with doors opening to the kitchen/diner.



To the other side of the house an enclosed and sheltered courtyard has a smart separate entrance to the house. The gardens are level and private, providing a secure place for children and pets to play. There is ample space for a swimming pool subject to the necessary permissions.

#### 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 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 electricity. Oil fired central heating. Private drainage. Fibre 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. The kitchen dresser is specifically included in the sale as it was built for the house in 1800.

## 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.

## LOCAL AUTHORITY

Cotswold District Council

## COUNCIL TAX

Band G

## VIEWINGS

Please telephone Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [elizabeth@butlersherborn.co.uk](mailto:elizabeth@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 Farmhouse is located on the right hand side accessed through stone pillars.

**what3words:** ///lamppost.suitcase.fuzzy



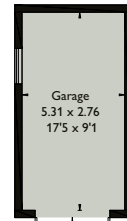
Approximate Floor Area = 565.6 sq m / 6088 sq ft

Garage = 14.6 sq m / 157 sq ft

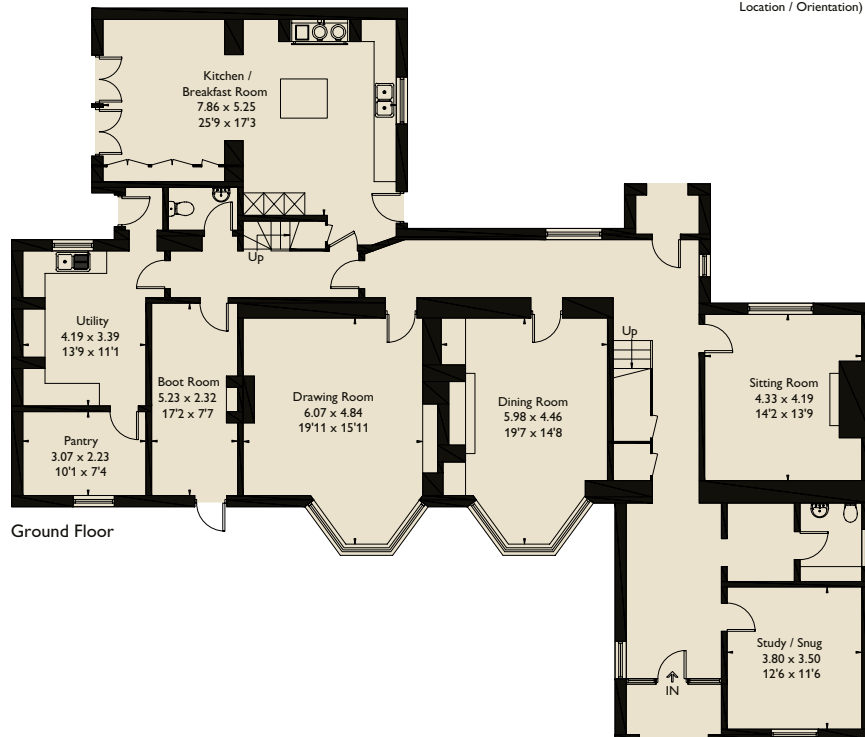
Total = 580.2 sq m / 6245 sq ft



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 #67209



(Not Shown In Actual Location / Orientation)

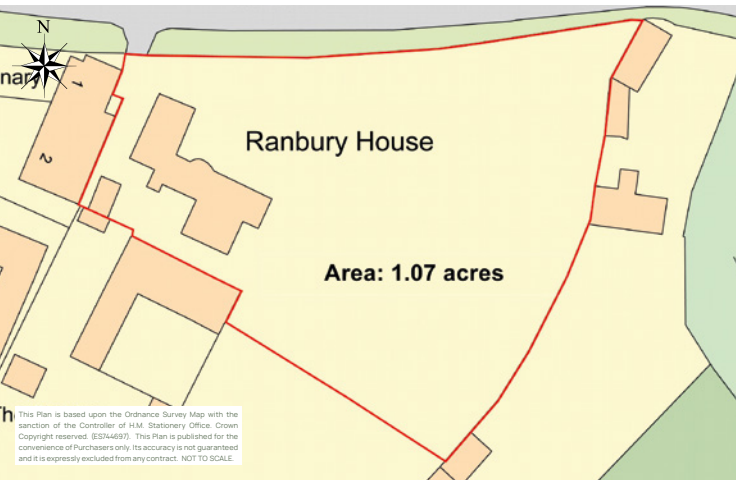


Ground Floor



Second Floor

First Floor



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