



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



HILL COTTAGE

Poulton

# Hill Cottage, Poulton, GL7 5HW

## A beautiful Cotswold stone semi-detached cottage in the heart of the village

### Location

Hill Cottage is located in the heart of the Cotswold village of Poulton, home to the popular gastro pub The Falcon Inn, a beautiful 19th Century Church: St Michael and All Angels, an excellent village shop/post office, playgrounds and playing fields.

Conveniently situated, the property is close to Cirencester, Cheltenham and Fairford.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes, a handy Waitrose and twice weekly markets.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Fairford is only a few miles away and boasts a thriving community life with a wide range of clubs and societies on offer. This vibrant market town is well equipped for everyday shopping essentials.

Sporting opportunities are abundant with nearby golf courses in Baunton, Minchinhampton and Naunton Downs;

bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Meysey Hampton Primary School, Ampney Crucis CofE Primary School, Hatherop Castle, Beaudesert Park, Westonbirt, Powells, Cheltenham Colleges and Farmor's School, to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

*Fairford 3 miles  
Cirencester 5 miles  
Cheltenham 20 miles  
Kemble Station 10 miles  
(London Paddington 75 mins)  
Swindon 16 miles  
M4 (Junction 15) 18 miles*

All distances and times are approximate

Entrance • Drawing room • Dining room  
Kitchen/ breakfast room • Utility • Cloakroom  
4 bedrooms • 2 Bathrooms • Driveway • Terrace • Garden







## Description

Hill Cottage is a fabulous Cotswold stone house in the heart of the village. Beautifully renovated, the cottage is both welcoming and superbly laid out with fabulous living spaces and peaceful cosy corners.

The ground floor has been renovated with love and attention to detail. The owners have been mindful to create inviting living spaces which adapt perfectly to everyday living and equally work superbly for entertaining.

The drawing room is ideal for unwinding in front of the wood burner with a good book after a long country walk. It is also a fabulous room in which to host family and friends for special gatherings. The kitchen/ breakfast room has been thoughtfully designed to provide ample worktop and storage space with a comfortable breakfast area overlooking the garden. The adjacent

dining room with French doors leading to the garden is bright and light and allows for indoor/ outdoor living in the warmer months.

A handy utility and a cloakroom are great additions to the downstairs living space.

Upstairs there are four bedrooms, one with an en suite shower room, and a family bathroom. Careful thought has been put into retaining the original features of the house and creating ample discreet storage.

Outside, the enclosed garden is predominantly laid to lawn with beautiful herbaceous borders. The decked seating area is ideal for al fresco dining and sundowners in the summer and the shed is perfect for storing garden equipment. The driveway offers private off-road parking for two cars.

## General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage. Oil-fired central heating.

**Postcode:** GL7 5HW.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

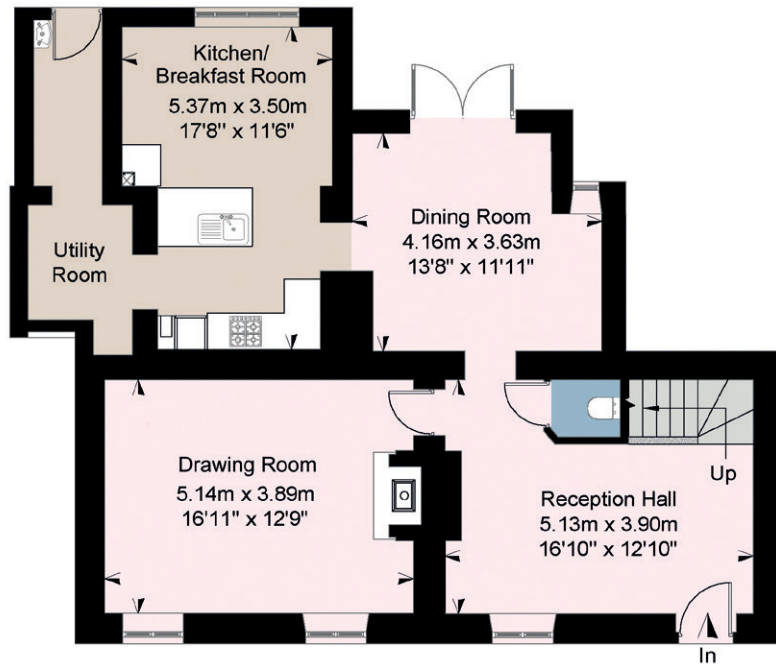
**Local Authorities:** Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band E and EPC rating E.



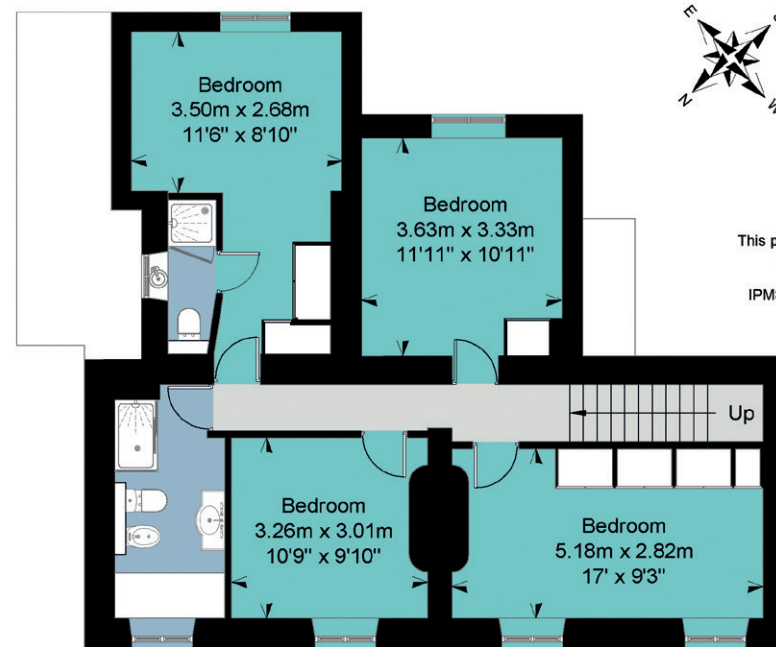


## Hill Cottage, Cricklade Street, Poulton, Gloucestershire

House Approximate IPMS2 Floor Area 165 sq metres / 1776 sq feet



**Ground Floor**



**First Floor**



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07890 327 241  
Job No SP2564

This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.

IPMS = International Property Measurement Standard

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