



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



LITTLE ORCHARD

Poulton

Little Orchard, Poulton, GL7 5JF

Entrance • Sitting room • Kitchen/ dining room • Utility • 4 Bedrooms
• 3 Bathrooms • Studio • Garden • Terrace • Garage • Private
Driveway

A beautiful Cotswold home in the heart of the village

Location

Little Orchard 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, 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





General Information

Tenure: Freehold.

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

Viewings: 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 G and EPC rating C.



Description

Little Orchard is a fabulous Cotswold home in the heart of the village. Beautifully renovated, the house is both welcoming and superbly laid out with generous living spaces and quiet 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 contemporary living.

The kitchen is clearly the heart of the house and a wonderful room in which to entertain family and friends. It is equipped with all the necessary modern appliances and there is plenty of worktop and discreet storage space. Bi-folding doors provide a smooth transition from indoor to outdoor living with the terrace coming into its own during the summer months for al fresco dining and sundowners. The adjacent utility room is generously proportioned and keeps all the washing out of sight! Garden access comes in handy for muddy wellies after a long country walk.

The sitting room with sliding doors to the garden is ideal for unwinding in front of a good movie or with a good book. The fireplace adds extra warmth in the colder months.

There is a guest bedroom with en suite bathroom on the ground floor.

Upstairs comprises the master bedroom with a dressing area and en suite bathroom. There are two further bedrooms and a family bathroom. All the rooms have been thoughtfully laid out to provide comfort and plenty of storage.

Outside the terrace overlooks the garden and is ideal for summer BBQs and entertaining. The garden is predominantly laid to lawn, framed with pretty herbaceous borders and hedging.

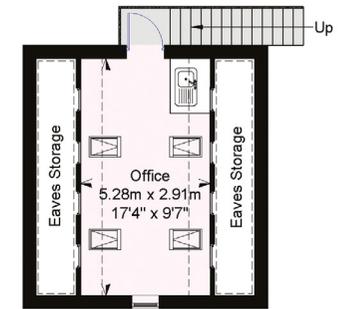
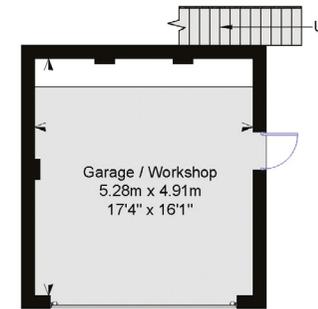
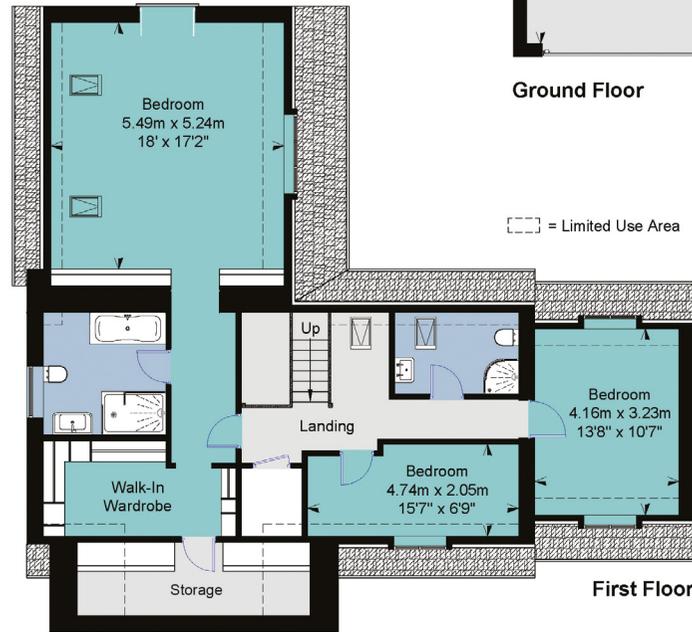
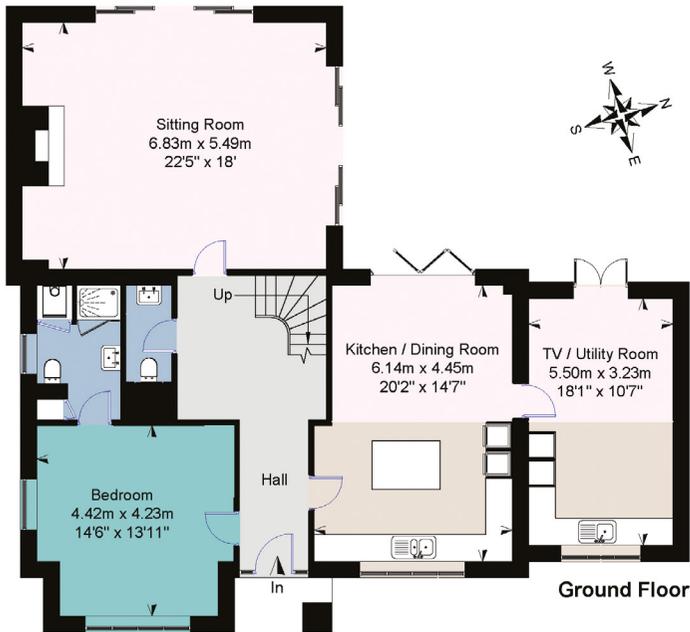
Above the garage is the studio which is ideal as a home office and makes working from home a superb option. The velux windows allow for an abundance of natural light.

There is private parking on the gated driveway alongside the garage.



Little Orchard, Bell Lane, Poulton, Cirencester, Gloucestershire

	Approximate IPMS2 Floor Area
House	237 sq metres / 2551 sq feet
Garage	26 sq metres / 280 sq feet
Office	26 sq metres / 280 sq feet
Total	289 sq metres / 3111 sq feet
(Includes House Limited Use Area	14 sq metres / 150 sq feet)
(Includes Office Limited Use Area	15 sq metres / 161 sq feet)



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 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard
 Outbuildings
 Not Shown In Actual Location Or Orientation

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