

New Inn



New Inn, Poulton, GL7 5JE

Entrance • Sitting room • Family room • Study • Kitchen/ dining room
Utility • Cloakroom • Four bedrooms • Two Bathrooms • Driveway
Barn • Terrace • Garden

A beautiful Cotswold stone house in the heart of the village

Description

New Inn is a fabulous Cotswold stone house 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 family room is ideal for unwinding in front of a good movie and the adjacent living room is perfect for relaxing in front of a roaring fire with a good book. The study is perfect for working from home or could equally be a great playroom for children.

The recently renovated and extended kitchen is clearly the heart of the home and a wonderful room in which to entertain family and friends, yet also cosy and full of character, superb for more intimate dining too. The pale grey Everhot offers extra warmth in the colder months and creates a striking colour contrast with the deep grey kitchen units. 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.

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

Upstairs, accessed via the main staircase, are three generous bedrooms and a family bathroom. The fourth bedroom, with a further bathroom, are accessed via a separate set of stairs, making this the perfect set up for guests. Careful thought has been put into retaining the original features of the house and creating ample discreet storage.

Outside the terrace, superbly designed, overlooks the garden and the barn. The garden is predominantly laid to lawn, studded with mature trees and framed with herbaceous borders and hedging. The barn/ outbuilding offer potential to be converted into additional accommodation/ home office/ gym, subject to obtaining the necessary planning consents.

*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.

Postcode: GL7 5JE.

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 F and EPC rating F.



Location

New Inn 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, cafés, 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.



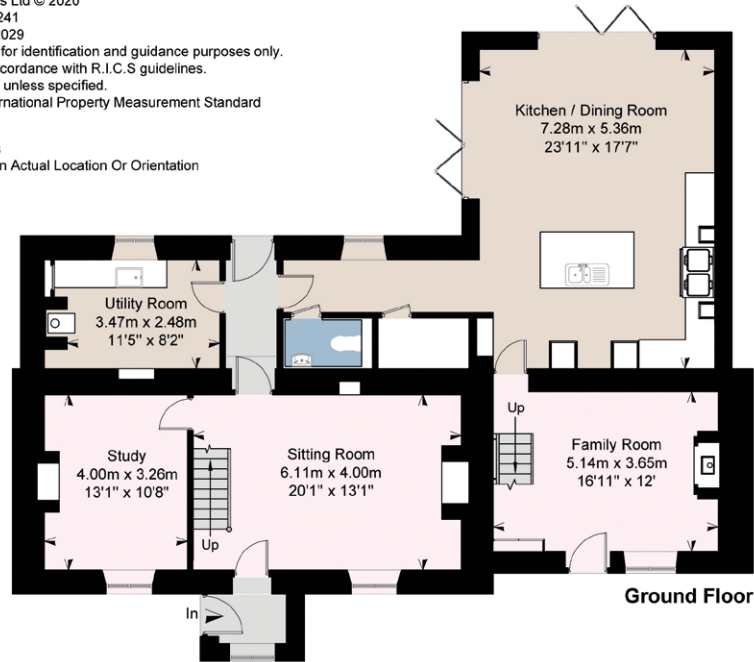
New Inn, London Road, Poulton, Gloucestershire

House Approximate IPMS2 Floor Area 227 sq metres / 2443 sq feet
 Barn 12 sq metres / 129 sq feet

Total 239 sq metres / 2572 sq feet

Simply Plans Ltd © 2020
 07890 327 241
 Job No SP2029
 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

Outbuildings
 Not Shown In Actual Location Or Orientation



SHARVELL PROPERTY
 — THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com
 Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN
www.sharvellproperty.com

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Details July 2020.