

Ranbury Cottage



Ranbury Cottage, Poulton, GL7 5HN

A beautiful Grade II Listed Cotswold stone house set in circa 2 acres of beautiful gardens and grounds

Description

Ranbury Cottage is a fabulous Grade II Listed Cotswold stone village house, set in approximately 2 acres of land. Beautifully renovated to include generous living spaces, the house is light and comfortable and an exceptional family home in the heart of the Cotswolds.

The ground floor living space 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 spacious for entertaining family and friends, yet also cosy and full of character, perfect for more intimate dining too. The striking red Aga offers extra warmth in the colder months and adds a pop of beautiful colour to the interior design. The dining hall comes into its own for more formal dining.

The adjacent snug is the perfect hideaway, ideal for snuggling up with a good book in front of the open fire after a long winter walk. The games room is a superb family room and the drawing room with its French doors to the terrace is bright and light and elegantly designed with exposed beams which emphasise the impressive height of the room.

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

Upstairs the first floor is home to five double bedrooms, three of them with en suite bath/ shower rooms, and a family bathroom. Careful thought has been put into retaining the original features of the house and creating ample discreet storage.

Outside the terrace, superb for al fresco dining, overlooks the garden and the paddock beyond with its pond. Together the land extends to circa 2 acres. The garden is predominantly laid to lawn, bordered with mature fruit trees and flower beds.

The driveway and oak-framed double car port provide ample private parking.

*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 are approximate

Dining hall • Kitchen/ Breakfast room • Drawing room • Games room
Boot room • Utility • Six bedrooms • Four bath/ shower rooms
Sweeping gravelled driveway • Car port • Circa 2 acres of land
Gardens • Paddock • Pond





General Information

Tenure: Freehold, Grade II Listed.

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

Postcode: GL7 5HN.

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 C.



Location

Ranbury Cottage is located on the edge 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.

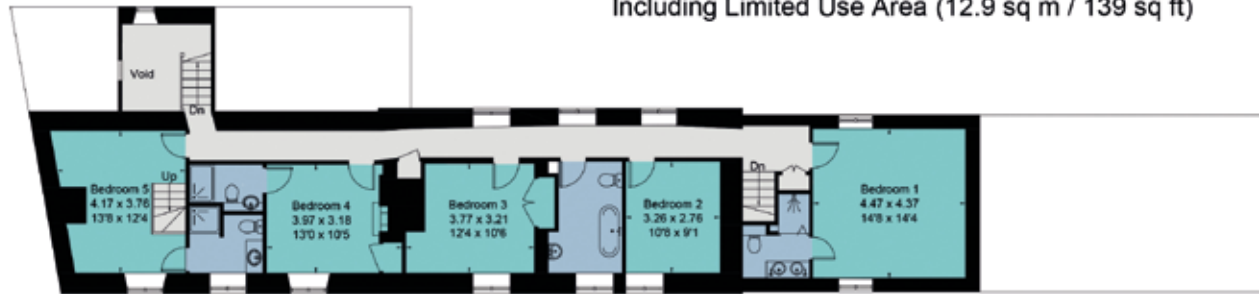
Sporting opportunities are abundant with nearby golf courses in Baunton, Minchinhampton and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

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.

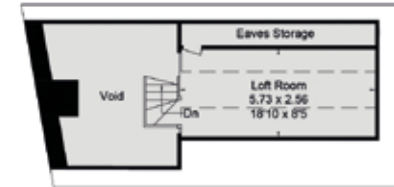


Approximate Area = 320.4 sq m / 3448 sq ft
 (Excluding Void / Carport)
 Including Limited Use Area (12.9 sq m / 139 sq ft)

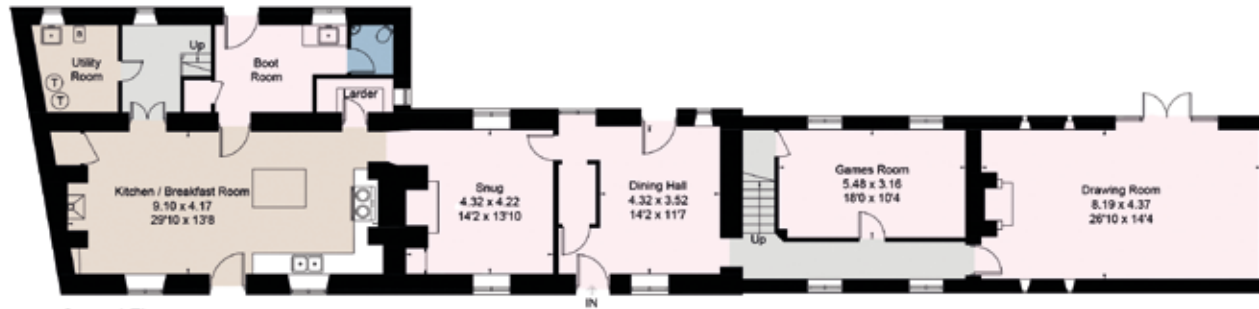


First Floor
 Area = 115 sq m / 1238 sq ft (Excluding Void)

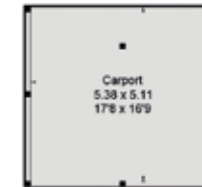
Reduced head height $1.0m$



Second Floor
 Area = 20.3 sq m / 218 sq ft (Excluding Void)
 (Limited Use Area = 12.9 sq m / 139 sq ft)



Ground Floor
 Area = 185.1 sq m / 1992 sq ft



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 230438

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. Photographs July 2019.