

Rivendell



Rivendell, Poulton, GL7 5JE

A wonderful Period Village House in the heart of the Cotswolds

Location

Rivendell 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, and an excellent village shop/post office.

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 Cirencester, Baunton, Minchinhampton and Naunton; 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 6 miles
Cheltenham 20 miles
Kemble Station 10 miles
(London Paddington 75 mins)
Swindon 16 miles
M4 (Junction 15) 18 miles*

All distances are approximate

Entrance Hall • Sitting Room • Dining Room • Study • Kitchen/Breakfast Room
Garden Room • Cloakroom/Utility • 4 Bedrooms • Dressing Room
2 Bath/Shower Rooms • Double Garage • Private off-road parking
Garden • Outbuilding





General Information

Tenure: Freehold.

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



Description

Rivendell is a stunning period house in the heart of The Cotswolds. Beautifully proportioned and a family home for many years, this is a superb Cotswold dwelling full of charm and character.

The entrance hall with original tiled floor leads to the sitting room with exquisite parquet floor and wood burner. This is the perfect spot to relax and unwind after a long day.

The kitchen/breakfast room is superb for informal dining and entertaining, whereas the separate dining room offers more formal seating and exhibits stunning period features with wood floors and a lovely fireplace with wood burner, super for the colder months of the year.

The garden room, with underfloor heating, overlooks the garden and driveway and is a wonderful spot for relaxing and entertaining all year round.

The ground floor also comprises a study which is ideal as a home office and a handy cloakroom/ utility room.

Upstairs there are four bedrooms, one with an en suite bathroom, a family bathroom and a dressing room. The rooms are bright and light and are generously proportioned, offering ample storage.

Outside the garden is partly laid to lawn, interspersed with herbaceous borders, and partly home to a vegetable garden with a green house and a useful outbuilding for storing garden tools.

The driveway, to the front and side of the house, allows for plenty of off-road parking and extends to the rear, leading to a double garage with room above. This could potentially be converted into ancillary accommodation subject to the necessary consents.



Rivendell, London Road, Poulton, Cirencester, Gloucestershire

House Approximate IPMS2 Floor Area 177 sq metres / 1905 sq feet
 House Limited Use Area 5 sq metres / 54 sq feet
 Garage 37 sq metres / 398 sq feet
 Attic Space 17 sq metres / 183 sq feet
 Attic Space Limited Use Area 19 sq metres / 204 sq feet

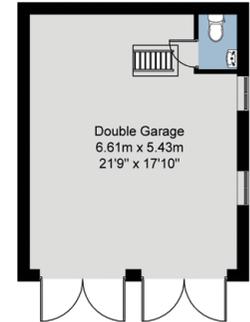
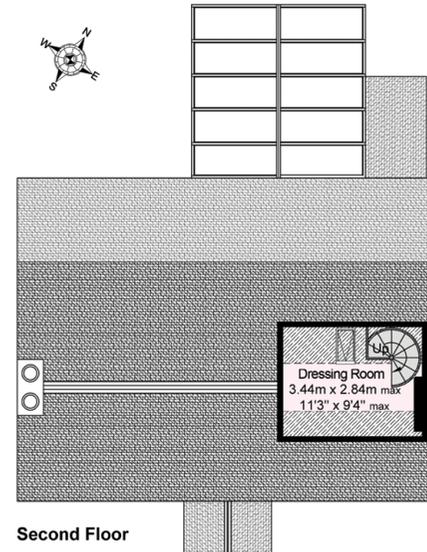
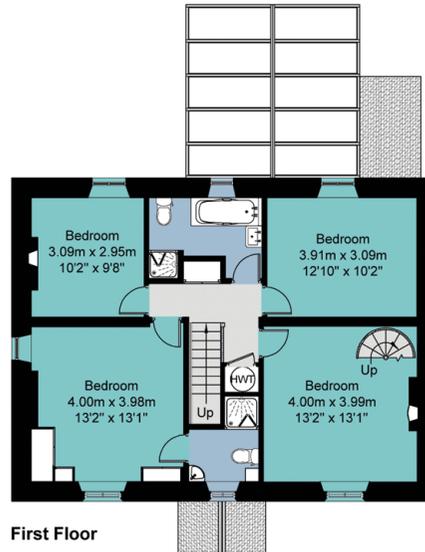
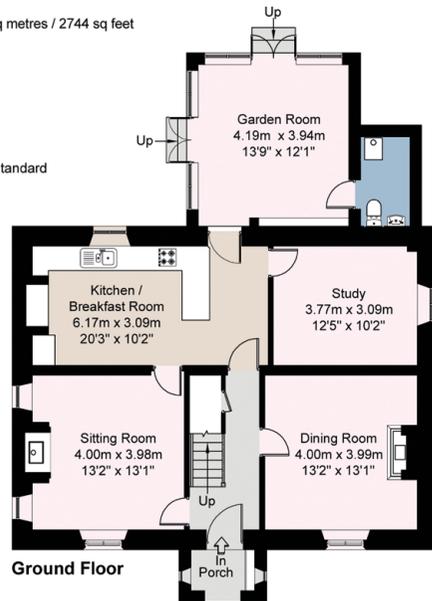
Total 255 sq metres / 2744 sq feet

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 Job No SP1617

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

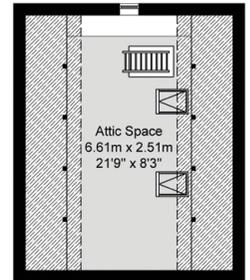
IPMS = International Property Measurement Standard

 = Limited Use Area



Ground Floor

 = Reduced Headroom 1.5m / 5'



First Floor
Attic Space Accessed Via Ladder

SHARVELL
PROPERTY

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