

# THE HOUSE ON THE CORNER



# THE HOUSE ON THE CORNER, POULTON, GL7 5HW

## AN ENCHANTING PERIOD VILLAGE HOUSE IN THE HEART OF THE COTSWOLDS.

### LOCATION

The House On The Corner 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 and times are approximate*

ENTRANCE HALL • FAMILY ROOM • SITTING ROOM • DINING ROOM  
STUDY • HOME OFFICE • KITCHEN/ BREAKFAST ROOM • CLOAKROOM  
4 BEDROOMS • 3 BATH/SOWER ROOMS • UTILITY • GARAGE  
PRIVATE OFF-ROAD PARKING • GARDEN • TERRACE • SUMMER HOUSE







## DESCRIPTION

The House on the Corner is a true gem in the heart of The Cotswolds. Grade II Listed, it has been beautifully maintained and modernised and is both welcoming and spacious.

Careful thought and attention has been spent on ensuring an abundance of natural light throughout. The bright entrance hall, with its glass roof, sets the tone when entering into the light and generous family room which is a wonderful space for entertaining family and friends and is very much the heart of the house.

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 an original stone floor and a large open fireplace with wood burner, ideal for the colder months of the year. A further sitting room is the perfect spot to

relax and unwind in peace and quiet after a long day. The ground floor also comprises a study/ library room and a discreet home office.

The first floor is accessed via three separate staircases. All four bedrooms, two with en suite bath/ shower rooms, are generously proportioned, bright and offer ample storage. The first floor also comprises a family bathroom with separate shower.

Outside the garden is predominantly laid to lawn, interspersed with delightful herbaceous borders and fruit trees. The terrace is a lovely area to dine in the warmer months and overlooks the lovingly cared for enclosed garden. A summer house is nestled discreetly to the rear of the garden and the garage offers excellent storage and work shop space. The driveway to the front of the house allows for plenty of off-road parking.

## GENERAL INFORMATION

**Tenure:** Freehold. Grade II Listed.

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

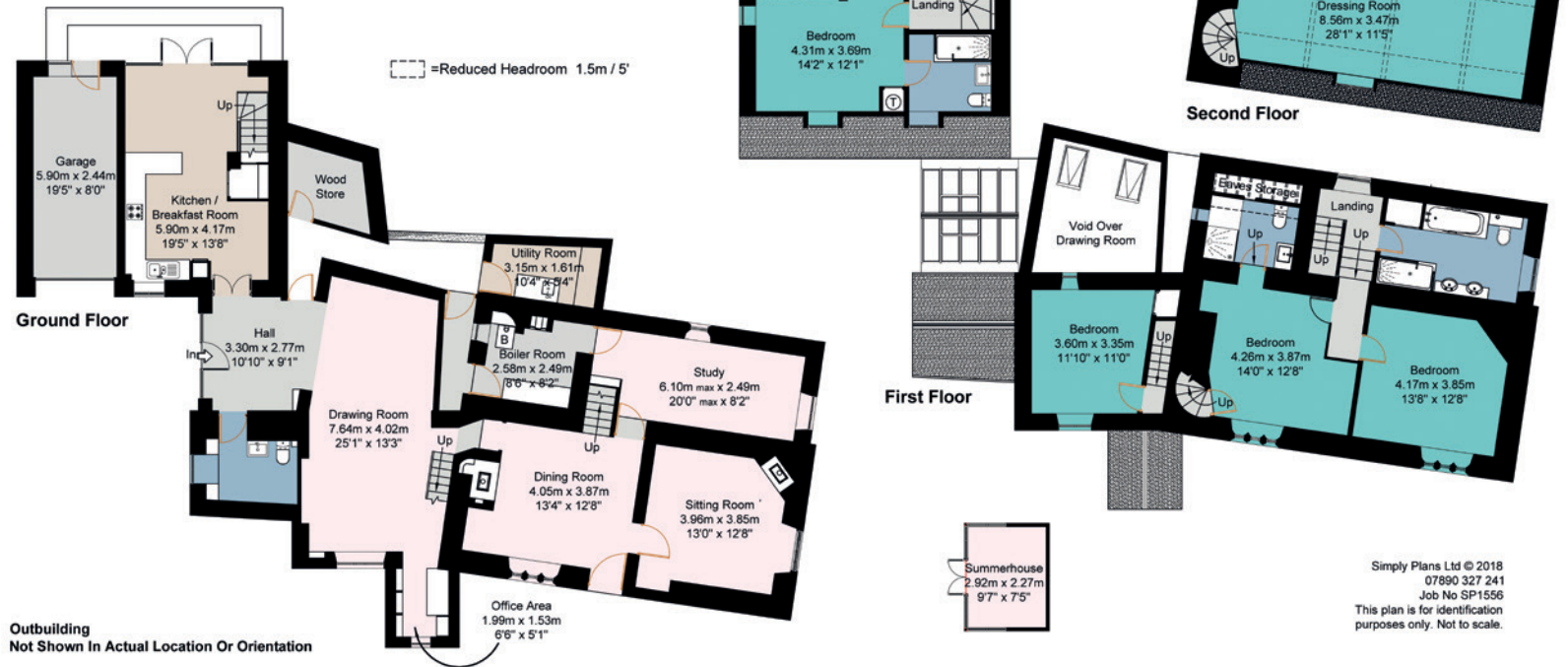




# The House On The Corner, Cricklade Street, Poulton, Gloucestershire

Gross Internal Floor Area Approx :-  
House 281 sq metres / 3025 sq feet  
Garage 14 sq metres / 151 sq feet  
Wood Store 4 sq metres / 43 sq feet  
Utility Room 5 sq metres / 54 sq feet  
Summerhouse 6 sq metres / 63 sq feet

Total 310 sq metres / 3336 sq feet



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