

SUNNY VIEW



SUNNY VIEW, POULTON, GL7 5JG

A CHARMING COTSWOLD STONE VILLAGE HOUSE WITH SUPERB POTENTIAL

DESCRIPTION

Sunny View, located in the heart of Poulton, is a quirky Cotswold stone village house with wonderful potential.

The property is currently divided into two separate cottages, each with independent access. They both share a mature front garden, private parking and a delightful decked terrace area at the back of the house.

Sunny View currently comprises an open plan kitchen/ breakfast room, a further kitchen, two sitting rooms, three double bedrooms, one with en suite bathroom, the other with en suite shower room, and a further single bedroom and a shower room.

The cottages offer superb potential to

be reconfigured into one sole dwelling, creating additional spacious living on the ground floor.

This characterful cottage, with its original features, is a gem in the making and benefits from underfloor heating on the ground floor and is double glazed throughout.

Outside, the pretty front garden has been thoughtfully bordered with Laurels to provide privacy, and the climbing roses and espalier apples highlight the wonderful Cotswold stone façade.

To the rear, private parking for two cars is a welcome addition and the quaint decked terrace area is a superb shaded spot to enjoy warm summer evenings.

2 KITCHENS • 2 SITTING ROOMS • 4 BEDROOMS • 3 BATH/ SHOWER ROOMS
CLOAKROOM • PRIVATE OFF-ROAD PARKING • GARDEN • DECKED TERRACE





GENERAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity and drainage.

Postcode: GL7 5JG.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Only those 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 643643. Council Tax Band C & D, EPC rating C.



LOCATION

Sunny View 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 located, 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 and twice weekly markets. Sporting opportunities are abundant.

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. Perfectly located,

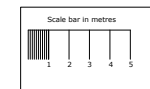
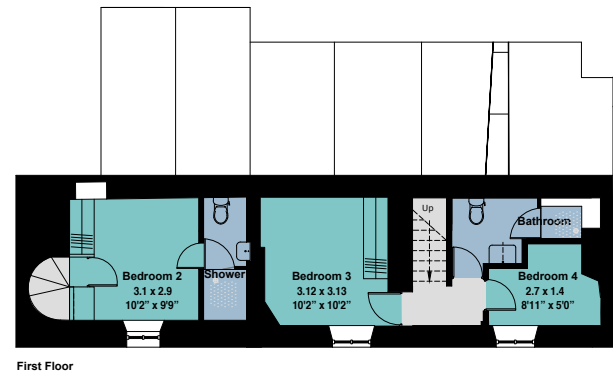
this vibrant market town is well equipped for everyday shopping essentials.

The area offers an excellent choice of schooling, including outstanding state and grammar schools, as well as a wide range of impressive private schools.

Communications in the area are very good with the M4 Junction 15 providing access to Bristol, the South West, Wales, London and Heathrow.

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





SHARVELL
PROPERTY

T: 01285 831 000 | E: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

WWW.SHARVELLPROPERTY.COM

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