



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



CHURCH COTTAGE

Poulton

Church Cottage, Poulton, GL7 5HX

Entrance • Sitting room • Study • Kitchen/ Dining room • Utility
4 bedrooms • 2 Bathrooms • Terrace • Garden • Driveway

A stunning quintessential Cotswold cottage

Description

Nestled in the heart of a picturesque Cotswold village, Church Cottage is a beautifully renovated period home that perfectly blends timeless charm with modern comfort. With its lovely proportions, elegant living spaces, and delightful character features, this is a house that instantly feels like home.

The accommodation has been thoughtfully designed to suit contemporary living, offering a harmonious mix of bright, open-plan areas and peaceful, cosy corners.

At the heart of the house is the superb kitchen and dining room—a wonderfully sociable space ideal for both entertaining and everyday life. The striking cream electric Aga lends warmth and character, while modern appliances and ample storage ensure practicality. Oak-framed doors open directly onto the terrace, creating a seamless indoor-outdoor flow perfect for summer dining and sundowners.

The sitting room is warm and welcoming, featuring beautiful oak floorboards and an inglenook fireplace with a wood-burning stove, making it the perfect spot to unwind with a good book or film, whilst enhancing the room's calm and inviting atmosphere. A door leads directly to the garden.

The study provides a quiet workspace, ideal for working from home or alternatively this room could work well as a playroom.

A utility/cloakroom sits conveniently near the entrance hall, keeping laundry tucked away and offers storage for coats and wellies.

Upstairs comprises the principal bedroom with an en suite bathroom. There are three further bedrooms and a family bathroom. All the rooms have been thoughtfully laid out to maximise space, comfort, and storage.

Outside, the stunning south facing landscaped garden offers a haven of peace and tranquility. Predominantly laid to lawn and bordered by mature herbaceous planting, it provides both privacy and charm. The terrace area is perfect for summer barbecues and entertaining.

The driveway offers convenient off-road parking, completing this picture-perfect village home.

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





Location

Church Cottage is located in the heart of the Cotswold village of Poulton which has an active village community and is home to the popular gastro pub The Falcon Inn, Nosh for delicious coffees and cakes, a beautiful 19th Century Church: St Michael and AllAngels, a playground and playing fields which include the village cricket field with its excellent family friendly cricket club.

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, cafes, 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.

General Information

Tenure: Freehold.

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

Viewings: 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 and EPC rating E.

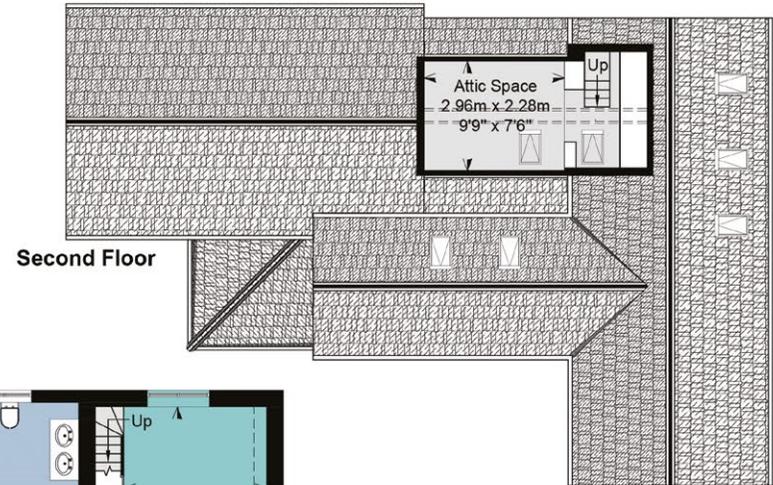
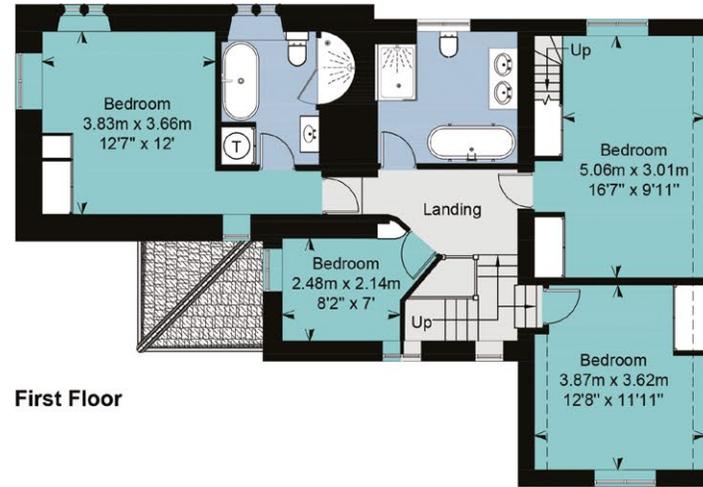
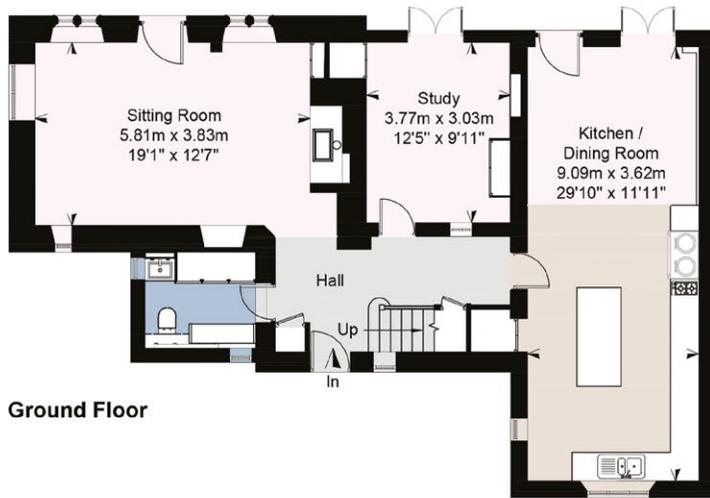


Church Cottage, Cricklade Street, Poulton, Gloucestershire

Approximate IPMS2 Floor Area
 House 181 sq metres / 1948 sq feet
 (Includes House Limited Use Area 3 sq metres / 32 sq feet)

Attic Space 11 sq metres / 118 sq feet
 (Includes Attic Space Limited Use Area 10 sq metres / 107 sq feet)

Outbuildings
 Not Shown In Actual Location Or Orientation



Simply Plans Ltd © 2025
 07890 327 241
 Job No SP3799
 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

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 June 2025.