

THE BEE GARDEN

— POULTON —



THE BEE GARDEN POULTON, GL7 5JF

Entrance · Sitting room · Kitchen/ Breakfast room · Utility
5 bedrooms · 4 Bathrooms · Garage · Driveway · Terrace ·
Garden

A beautiful Cotswold home in the heart of the village

Description

The Bee Garden is a fabulous Cotswold home in the heart of the village. Beautifully renovated, the house is both welcoming and superbly laid out with generous living spaces and quiet cosy corners.

Having undertaken extensive renovations, the owner has been mindful to create inviting living spaces which adapt perfectly to contemporary living with bi-folding doors leading to the garden and underfloor heating throughout the ground floor.

The kitchen is clearly the heart of the house and a wonderful room in which to

entertain family and friends. The seating area makes this a very social room when cooking up a feast and works brilliantly for everyday living. The kitchen is equipped with all the necessary modern appliances and there is plenty of worktop and storage space. Bi-folding doors provide a smooth transition from indoor to outdoor living with the terrace coming into its own during the summer months for al fresco dining and sundowners. The adjacent utility room is generously proportioned and keeps all the washing out of sight! Garden access comes in handy for muddy wellies after a long country walk.

The sitting room with bi-folding doors to the garden is ideal for unwinding in front of a movie or with a good book. The fireplace, with its impressive wood burner, adds extra warmth in the colder months.

There is a guest bedroom with an en suite bathroom on the ground floor. This could equally be used as a playroom for younger children or as a home study.

Upstairs comprises the principal bedroom with a dressing area and en suite bathroom. There are three further bedrooms, one of which has

an en suite bathroom, and a family bathroom. All the rooms have been thoughtfully laid out to provide comfort and plenty of storage.

Outside the delightful terrace overlooks the garden and meadow beyond. This space is ideal for summer BBQs and entertaining. The garden is predominantly laid to lawn, framed with pretty planters and fencing.

The garage provides covered parking and there is plenty of further parking on the gated gravel driveway.

Location

The Bee Garden 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, 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, 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.



*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







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.

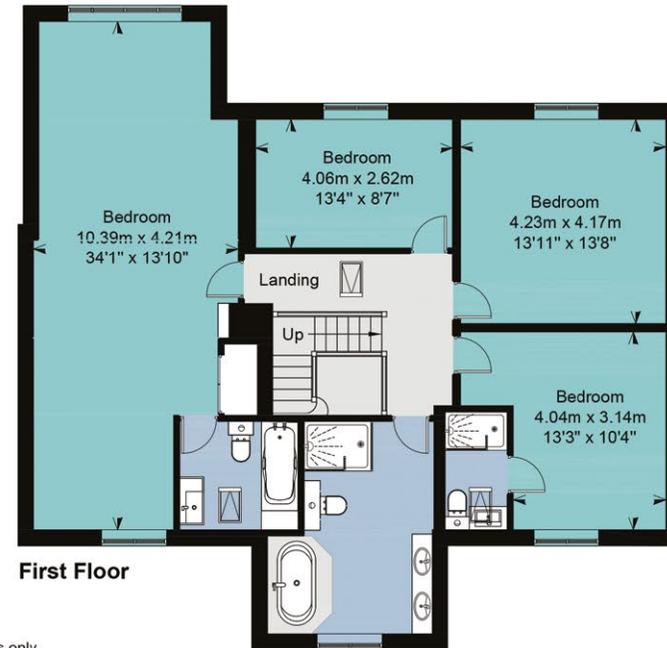
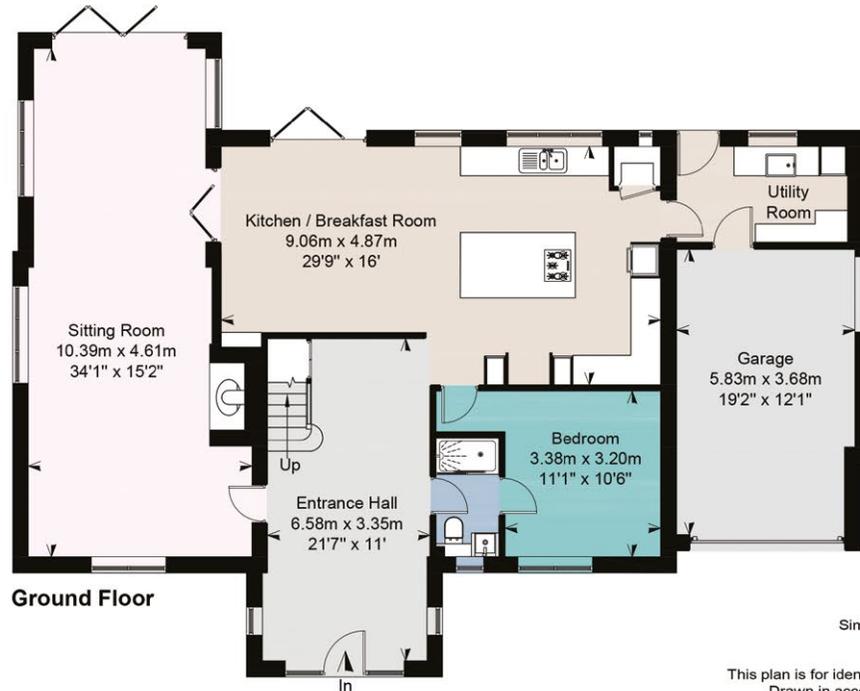
Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band E.



The Bee Garden, Bell Lane, Poulton, Gloucestershire

Approximate IPMS2 Floor Area

House	254 sq metres / 2734 sq feet
Garage	21 sq metres / 226 sq feet
Total	275 sq metres / 2960 sq feet



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 07890 327 241
 Job No SP3671
 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

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