
29 Hill Cottages, Poulton, Cirencester, Gloucestershire, GL7 5JA

Guide Price: £465,000



- No Onward Chain
- Semi Detached
- Large Garden
- Open Plan Kitchen
- Three Bedrooms
- Period Cottage

Extended 3-bedroom cottage set within a generous plot on a private country estate between Down Ampney and Poulton, offering bright open-plan living with log burner.

Enjoying far-reaching southerly vineyard views, generous gardens to three aspects and ample off-road parking.

Quietly positioned within a private country estate between Down Ampney and Poulton, this extended three-bedroom cottage occupies a generous plot and enjoys a wonderfully peaceful setting with far-reaching southerly views across vineyard and open farmland.

The property offers bright and well-balanced accommodation ideally suited to modern family living. At the heart of the home is a spacious open-plan kitchen/dining room, providing an excellent sociable space with ample room for dining and everyday living. This flows through to a comfortable sitting room, complete with a log-burning stove, creating a cosy yet versatile reception area. A useful entrance hall with storage and a downstairs cloakroom add to the practicality of the ground floor.

Upstairs, the cottage provides three well-proportioned bedrooms. The principal bedroom is particularly impressive, enjoying elevated, far-reaching southerly views over the surrounding vineyard and countryside, along with the benefit of walk-in storage. Two further bedrooms offer flexible accommodation for family, guests or home working. These are served by a recently fitted family bathroom featuring a modern white suite, tiled flooring and a fitted shower.

Externally, the property is set within generous gardens to three aspects, providing excellent outdoor space and scope for landscaping or entertaining. There is also ample off-road parking.

Please note there is a restrictive covenant in place, with no extensions permitted within the hashed area shown on the title plan, and any future extensions restricted to the rear of the property.

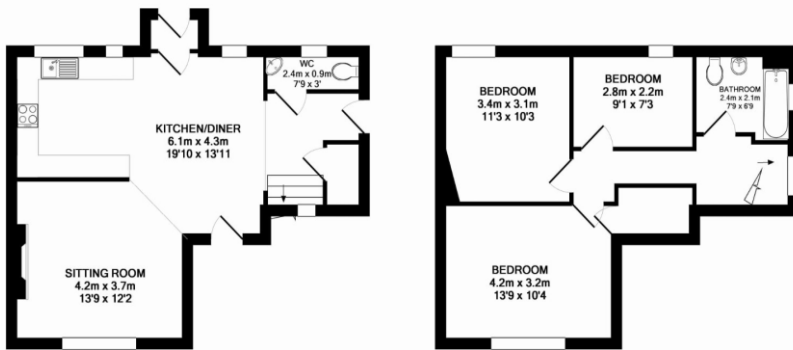
Poulton lies approximately 6 miles east of Cirencester and benefits from a village post office/general store and public house, with similar amenities available in Down Ampney, just one mile away.

General Information

Services: We understand that the property is connected to mains electricity, and water. Private drainage via shared septic tank. Oil fired heating and hot water.

Outgoings:

Council Tax Band 'C' 2026/27 charges £2,050.74 EPC D (56) Local Authority: Cotswold District Council Tenure: Freehold with vacant possession upon completion. Broadband & Mobile: Signal checker via www.ofcom.org.uk



GROUND FLOOR
APPROX. FLOOR
AREA 45.2 SQ.M.
(487 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 43.5 SQ.M.
(468 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.7 SQ.M. (955 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Moore Allen & Innocent LLP trading as Moore Allen & Innocent
Registered office: Castle Street, Cirencester, GL71QD.

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		