



The Meadows London Road, Poulton – GL7 5JQ
Cirencester

Guide Price **£775,000**

m^cfarlane
property.com

The Meadows London Road

Poulton, Cirencester

- Expansive Detached Family Home
- Rural Views to Rear
- Needs Some Modernisation
- Double Garage
- Generous Mature Plot 0.37 Acres
- Accommodation over THREE Floors
- Four Reception Rooms

Detached family home in Poulton village with a 0.37-acre plot PLUS potential for conversion. Versatile living space over 3 floors, 5 bedrooms, 3 bathrooms, garden room, and double garage. No chain. Call McFarlane Sales & Lettings on 01793 751 044 to view.



London Road, Poulton

Poulton, Cirencester

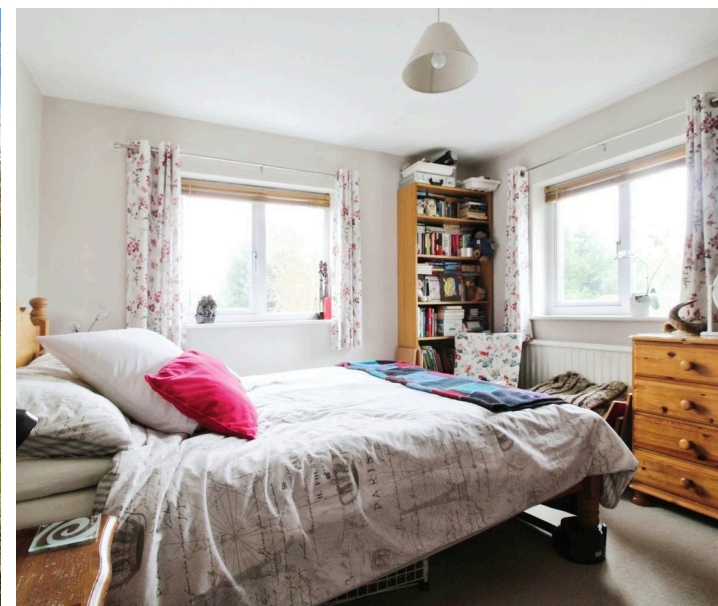
Poulton is ideally place in the South Cotswolds with an AONB classification (area of outstanding natural beauty). This picturesque historic village is ideally placed for the the larger market towns of Cirencester (5.5 miles East) Swindon Train Station (6 miles South) with more amenities available.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

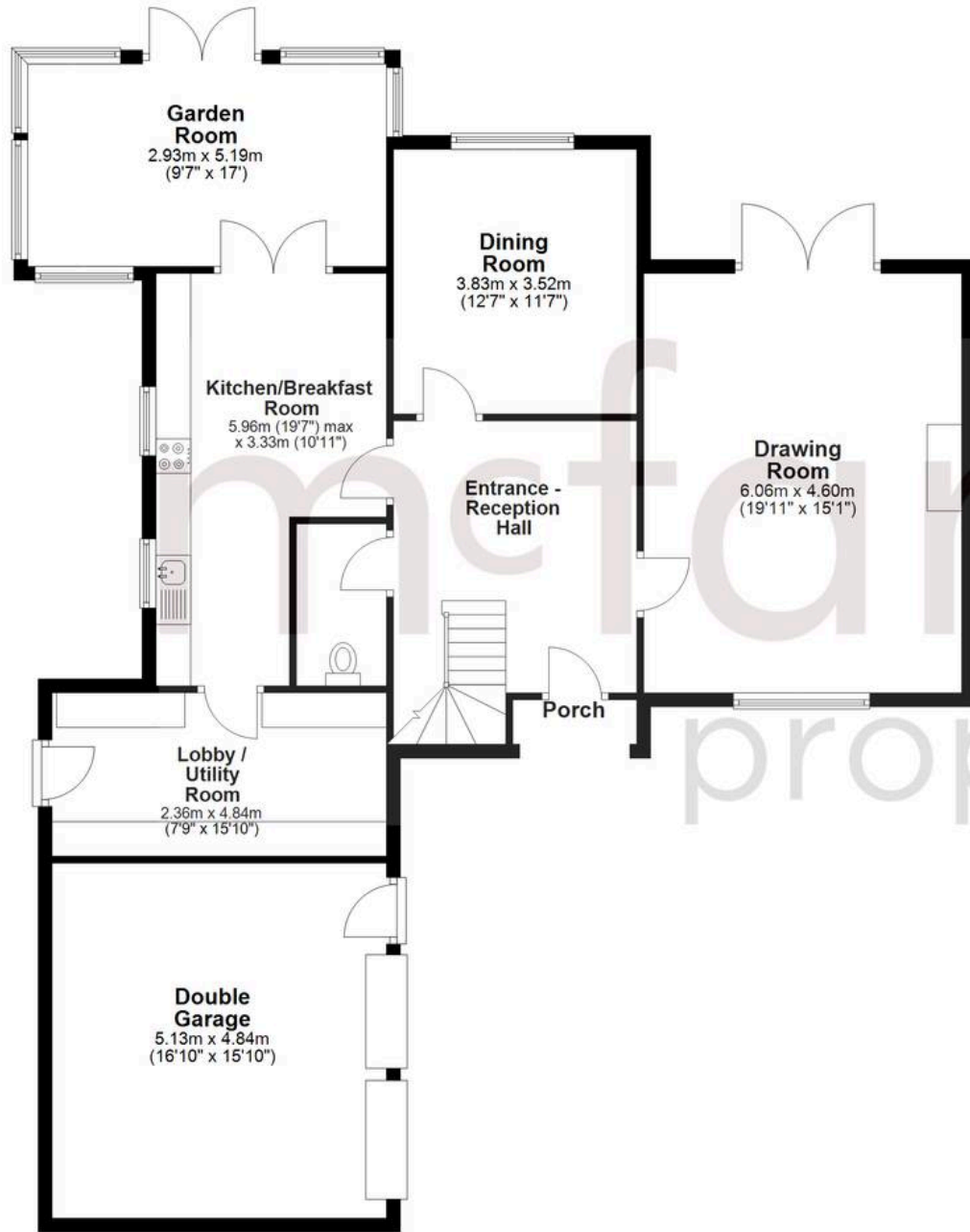
EPC Environmental Impact Rating: E



mcfarlane
property.com

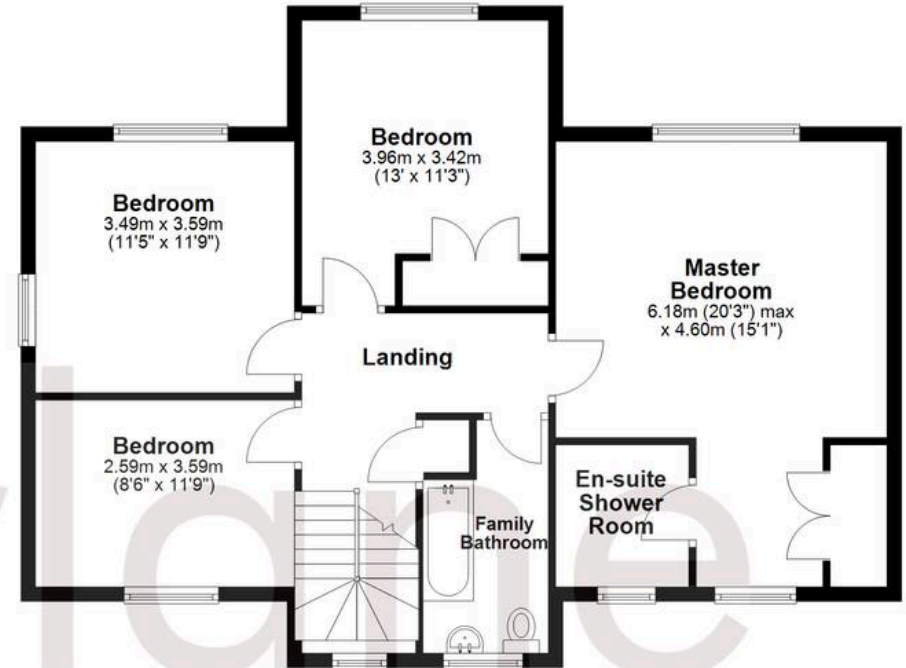
Ground Floor

Approx. 132.1 sq. metres (1421.4 sq. feet)



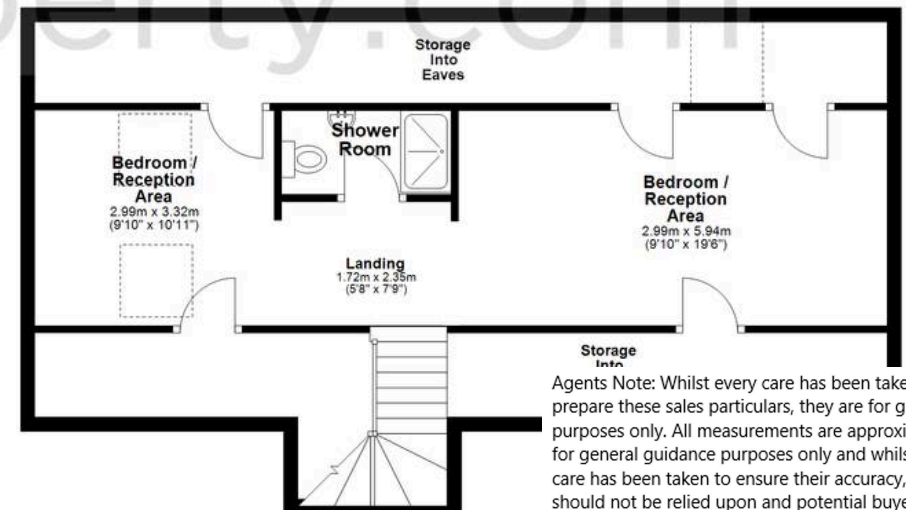
First Floor

Approx. 81.9 sq. metres (881.5 sq. feet)



Second Floor

Approx. 67.0 sq. metres (721.5 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Total area: approx. 281.0 sq. metres (3024.4 sq. feet)