

POULTON WELL

Ewen, Nr Cirencester, Gloucestershire GL7 6BT



MOORE ALLEN
& INNOCENT

POULTON WELL

£725,000

Ewen

Nr Cirencester

Gloucestershire

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This wonderfully spacious property provides great flexibility and the scope to create a home that perfectly suits your needs. With over 3000 sq ft of accommodation arranged over two floors, the light spacious interior provides a very comfortable living environment. Set in the heart of this most sought-after Cotswold village and benefitting from an elevated position affording open views. This impressive individually designed home is further enhanced by the surrounding well-tended gardens, driveway with ample parking and a double garage.

The covered porch leads in to a large entrance hallway giving a hint as to the spacious nature of this property. There is ample built-in storage and a bespoke wooden staircase to the first floor and cloakroom of contemporary design w/c and basin.

The sitting room enjoys a triple aspect with patio doors opening to the side, accessing a paved terrace and the gardens beyond. The focal point of this generous room is the fireplace housing a coal effect gas fire (LPG). The dining room, again of good proportions, also with patio doors opening to the paved terrace. This creates a good flow to the outside space, ideal for entertaining.

The kitchen is fitted with a wide range of cream shaker style units complimented by solid wooden worktops, ceramic sink with waste disposal and gloss black electric Rangemaster cooker with matching extractor above. Integrated dishwasher and ample space for American style fridge/freezer. To the far end a breakfast room enjoys views to the rear with French doors opening to the side and a sheltered paved patio.

The useful utility/boot room has fitted units, sink, plumbing for washing machine and heating boiler.



Completing the ground floor, two double bedrooms both benefitting from en-suite shower/bathrooms.

To the first floor a large galleried landing area with velux windows creates the perfect environment for a home office, currently benefitting from a range of fitted storage, desk and shelving. However, this spacious environment would suit a variety of uses.

Generous dual-aspect master bedroom enjoying views with walk-in wardrobe and en-suite bathroom of modern white design with integrated storage and shower over whirlpool bath. Two further double bedrooms both with ample built-in storage and en-suite bathrooms.

Property Information

SERVICES

All mains services are connected to the property with oil fired heating and timber framed double glazed windows. Telephone subject to the usual BT transfer regulations. EPC Band 'D'.

OUTGOINGS

Council tax band 'F' 2020/21 £2,578.30.

LOCAL AUTHORITY

Cotswold District Council, Cirencester 01285 623000.

TENURE

Freehold offering vacant possession upon completion.

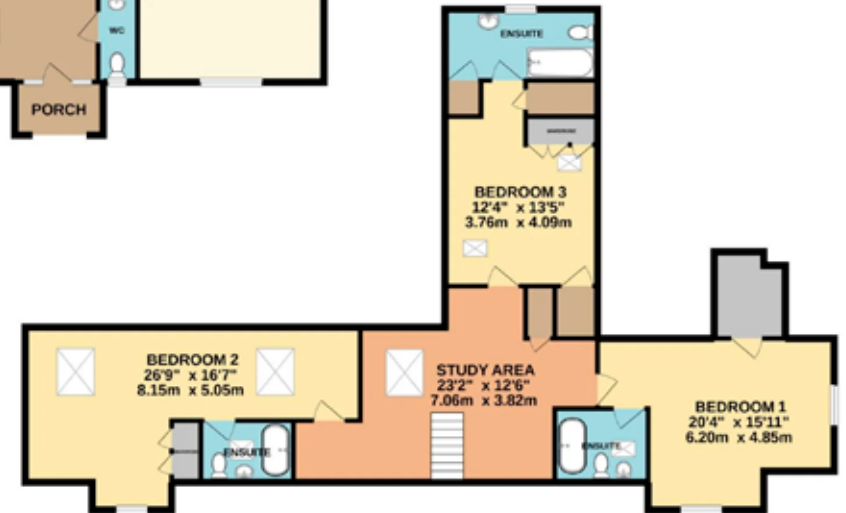
LOCATION

Ewen is located 3 miles south of Cirencester, a characterful village consisting of mainly period cottages surrounded by open countryside and has the renowned gastro pub 'The Wild Duck'. With excellent communication links to the M4/M5 accessed at Swindon and Gloucester and the benefit of the mainline railway at Kemble (c.1m) Cirencester c.3m | Swindon c.16m | Cheltenham c.22m | Malmesbury c.8 m Bristol c.38 m | M4 Junction 16 c.13 m | M5 Junction 11a c.23 m.





Ground Floor



First Floor

Total Approx Floor Area 303.6 SQ.M (3268 SQ.FT.)



33 Castle Street, Cirencester, Gloucestershire GL7 1QD
01285 648100 cirencester@mooreallen.co.uk

mooreallen.co.uk

DISCLAIMER

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