Butts Farm, Gloucestershire

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An attractive Cotswold barn conversion with impressive living and entertaining space, a separate cottage, and situated in a popular village.

Cirencester 6 miles, Fairford 4 miles,
Swindon 15 miles, Cheltenham 20 miles

Impressive sitting/dining room
Kitchen/breakfast room | Utility room with shower | Cloakroom | 5 Double bedrooms (one en suite) | Family bathroom | Two bedroom cottage | Ample parking | Mature garden

The Property
Backing onto the village playing fields, Butts Farm comprises a traditional period Cotswold barn, converted in 1994 creating a well-planned and spacious family home. The impressive sitting/dining room, with its vaulted ceiling and original stone fireplace with a large wood burner, sits in the heart of the barn and is flanked by a charming 'farmhouse' kitchen/breakfast room and the ground floor fifth bedroom. A utility room, with shower cubicle, and separate cloakroom complete the ground floor accommodation. Upstairs there are four delightful double bedrooms (one of which is en suite) as well as a family bathroom.

Location
Poulton is a desirable and active Cotswold village with a popular pub, The Falcon Inn, as well as a village hall, church and Poulton Cricket Club. The Poulton Vineyard is close by and the surrounding countryside provides many good rural walks. Cirencester, with its excellent range of shops, supermarkets and restaurants, is 6 miles away and other local centres include Fairford, Lechlade and Burford. The main regional centres are Cheltenham, Swindon and Oxford, all of which are within daily commuting distance. Poulton is also approximately 4 miles from the A419 dual carriageway, providing access to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington are from Kemble or Swindon stations, the latter scheduled to take from approximately 55 minutes.

Butts Farm Cottage
The cottage is arranged over two floors and comprises an open-plan kitchen/sitting room, with log-burner, and cloakroom on the ground floor with two bedrooms and a bathroom on the first floor. The cottage currently has its own pretty garden and separate parking.

2,555 sq ft (238 sq m)
6 bedrooms | 5 bathrooms

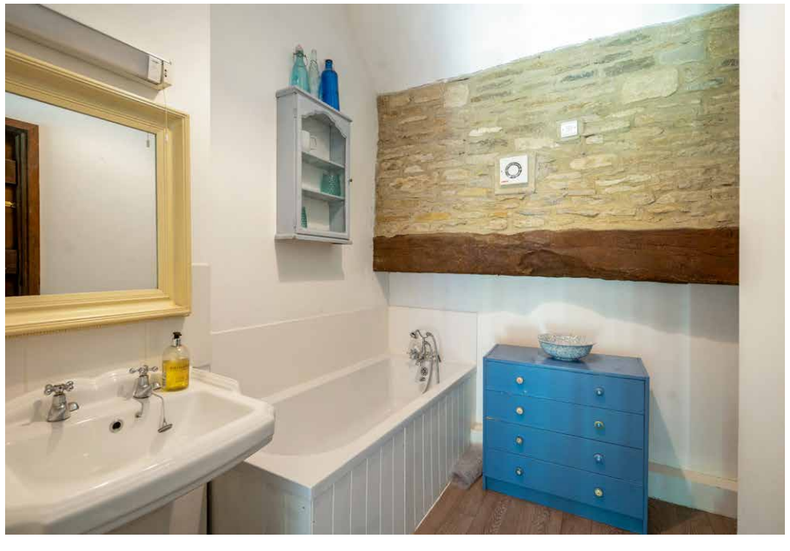
Guide Price £1,000,000

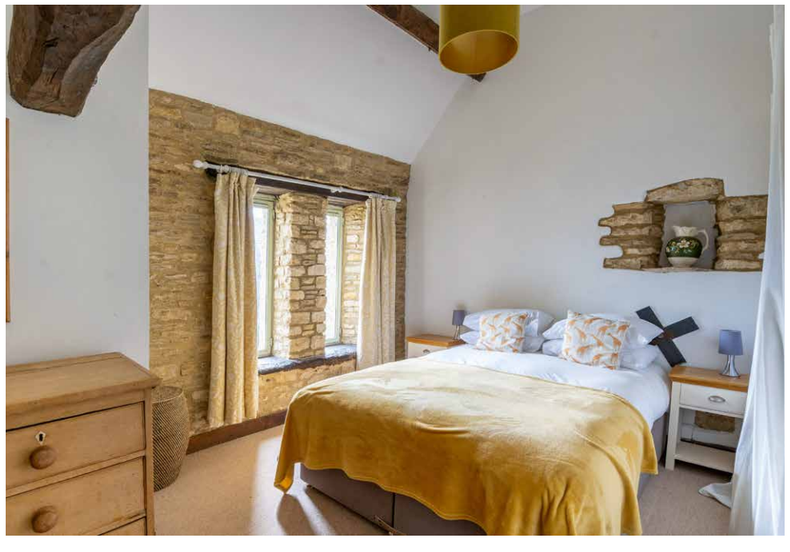
Gardens and grounds
Butts Farm is set back behind a gate and has a large, gravelled driveway, with covered log store, providing ample parking. The gardens are primarily lawned with mature borders, established trees, set within 0.32 acres. There is a paved terrace, ideal for outdoor entertaining.

Directions
From Cirencester, take the A417 east towards Fairford and Lechlade. After about 5 miles you enter Poulton. Take the right hand turning onto Cricklade Street and the entrance to Butts Farm can be found on your right-hand side after approximately a quarter of a mile.

What3words: ///having.bins.overruns

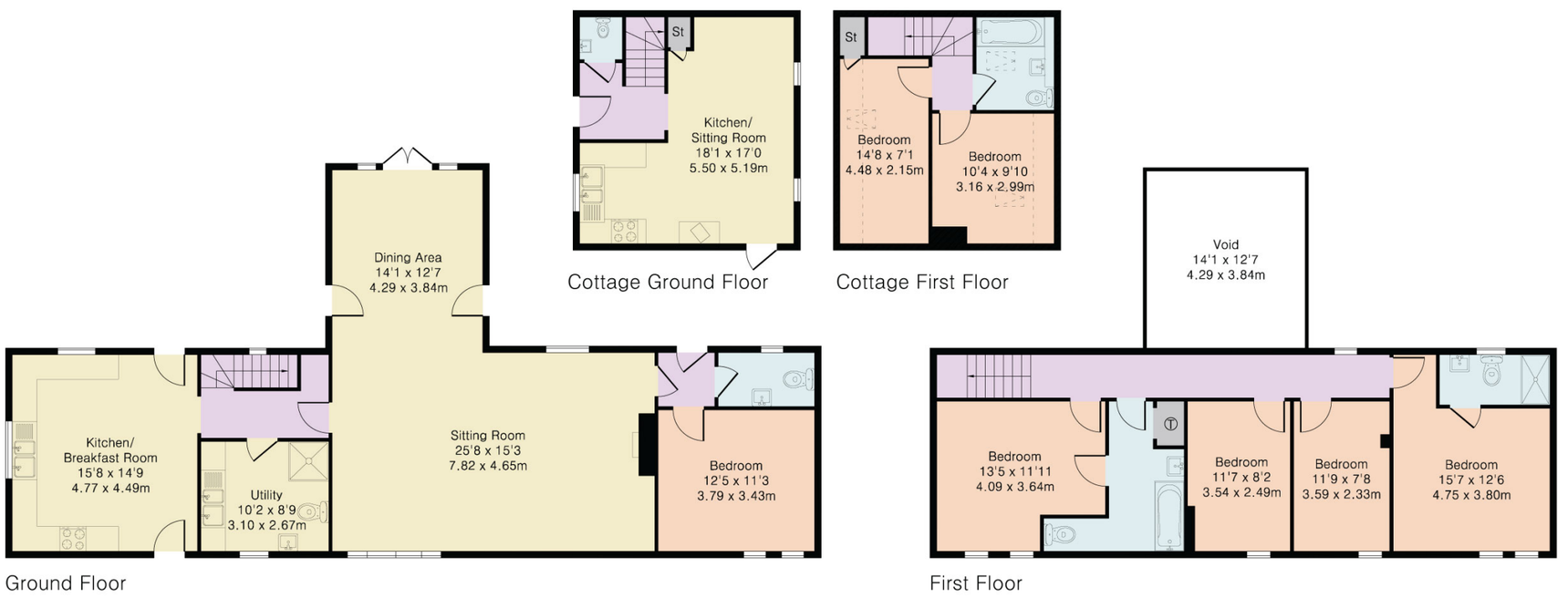
General
Services: Mains water, electricity and drainage. Calor biomethane gas central heating.
Local Authority: Cotswold District Council
Council Tax:Currently business rates.
EPC Rating: Band F (the barn) & Band E (the cottage).
Tenure: Freehold
Guide Price: £1,000,000
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/





Strutt & Parker Cirencester
15 Dyer Street, Cirencester, GL7 2PP
01285 653101 | cirencester@struttandparker.com

Approximate Gross Internal Area 2555 sq ft - 238 sq m
House Internal Area 1941 sq ft – 180 sq m
Cottage Internal Area 614 sq ft – 58 sq m



@struttandparker struttandparker.com

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