

A photograph of a historic stone building, identified as 'The Chapel' in Bell Lane, Poulton, Cirencester. The building features a steep gabled roof with a skylight and two dormer windows. The facade is made of rough-hewn stone and includes a prominent arched wooden door and several tall, narrow arched windows. A stone wall runs along the front of the property, and a garden with various plants is visible behind it. The scene is captured during the 'blue hour' of dusk, with warm interior lights glowing from the windows and door.

The Chapel, Bell Lane, Poulton, Cirencester



A stunning converted and extended former Chapel.

Summary of accommodation

Ground Floor Sitting room | Kitchen/dining room

Utility room | WC

First Floor Principal bedroom with en suite shower room

Two further bedrooms | Bathroom

Annexe

Further bedroom and shower room

Distances

Fairford 3 miles | Cirencester 6 miles

Cheltenham 20 miles | Kemble Station 10 miles (London

Paddington 75 mins) | Swindon 16 miles | M4 (Junction 15)

18 miles (Distances and times approximate)



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Situation

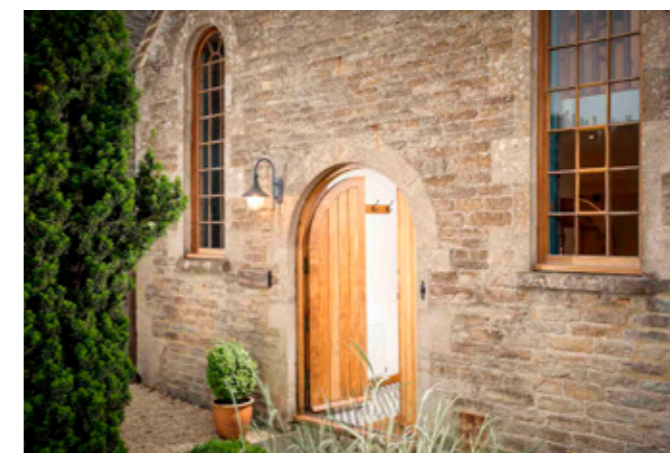
Poulton is a popular village, just under 6 miles east of Cirencester, which has an excellent gastro pub (The Falcon Inn), a lovely Parish Church and a sports ground with thriving cricket and football teams. As well as this, Poulton also boasts the award-winning cafe, the Gilbertine Kitchen and the Poulton Hill Estate Vineyards.

The village is known for a good community spirit and active social life, with regular fairs and celebrations in the village hall, at the church and at the cricket ground.

The neighbouring villages of Ampney Crucis and Meysey Hampton have well regarded primary schools, including Meysey Hampton CofE School which was named by the Department for Education as the best performing primary school in Gloucestershire in January 2024. Secondary education is provided at Stroud Grammar School (with buses running from Poulton), Farmors School in Fairford or Kingshill, Deer Park and the Sixth Form College in Cirencester, all of which have excellent reputations. The private sector is also well placed for schools in Rendcomb, Hatherop, Cricklade, Cheltenham and Oxford.

Fairford about four miles away has a good range of services which cater for most everyday needs, but Cirencester is the principal town in the area serving a wide catchment with good shopping, commercial and recreational facilities, doctor surgeries, dentists, a hospital, large supermarkets, boutique shops, a modern leisure centre and numerous clubs and societies. The property is very well placed for communications being within about five-minute drive of a junction on the A419/417 dual carriageway giving quick access to the large commercial centres of Swindon and Cheltenham and access to both the M4 and M5 motorways.

There are also many recreational activities in the area, including golf at the nearby Cirencester Golf Club at Bagendon with a number of other courses in the area, racing at Cheltenham and water sports at the nearby Cotswold Water Park.



The Property

The Chapel is a beautifully converted stone property that provides spacious, light, open-plan living spaces. This four bedroom family home, is impeccably presented with a compelling mix of period character and contemporary design. Across the driveway from the Chapel is the garage, which has been converted to create a brilliant guest suite with separate access. On the ground floor, there is a large sitting room with an impressive stone fireplace and a wood-burning stove. The open-plan kitchen and dining room provide excellent living space with masses of natural light from the skylight and bi-fold doors leading to and offering views of the rear garden.

Gardens and Grounds

The gardens sit predominantly to the rear of the property and are laid to lawn. Trees and mature hedging board the garden, a small gate at the bottom of the garden goes out onto the footpath on the farmland behind.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all easements, wayleaves and rights of way, whether public or private.





Property information

Tenure: Freehold.

Services: Mains electrics, water and drainage. Oil-fired central heating.

Local authority: Cotswold District Council

Council Tax Band: E

EPC: C

Guide Price: £850,000

Directions (Postcode: GL7 5JF)

What3Words: ///wheat.dating.internal

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



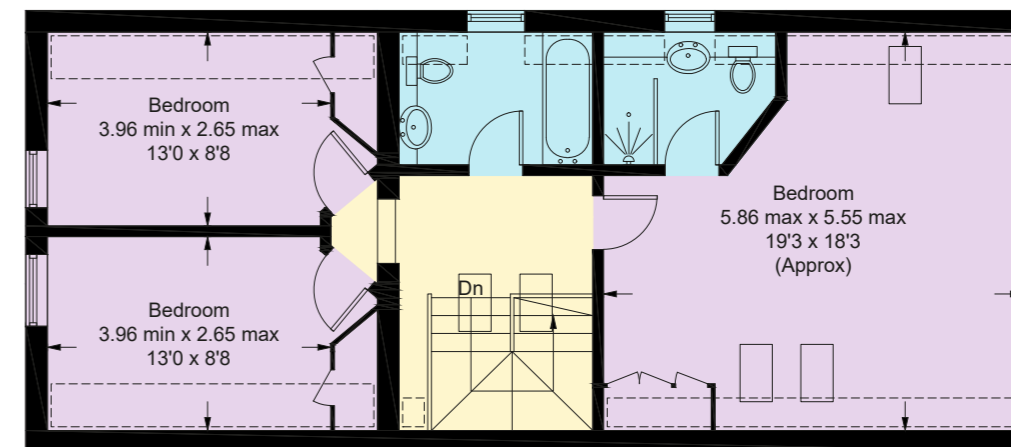
Approximate Gross Internal Floor Area

Main House: 171.4 sq m / 1,845 sq ft

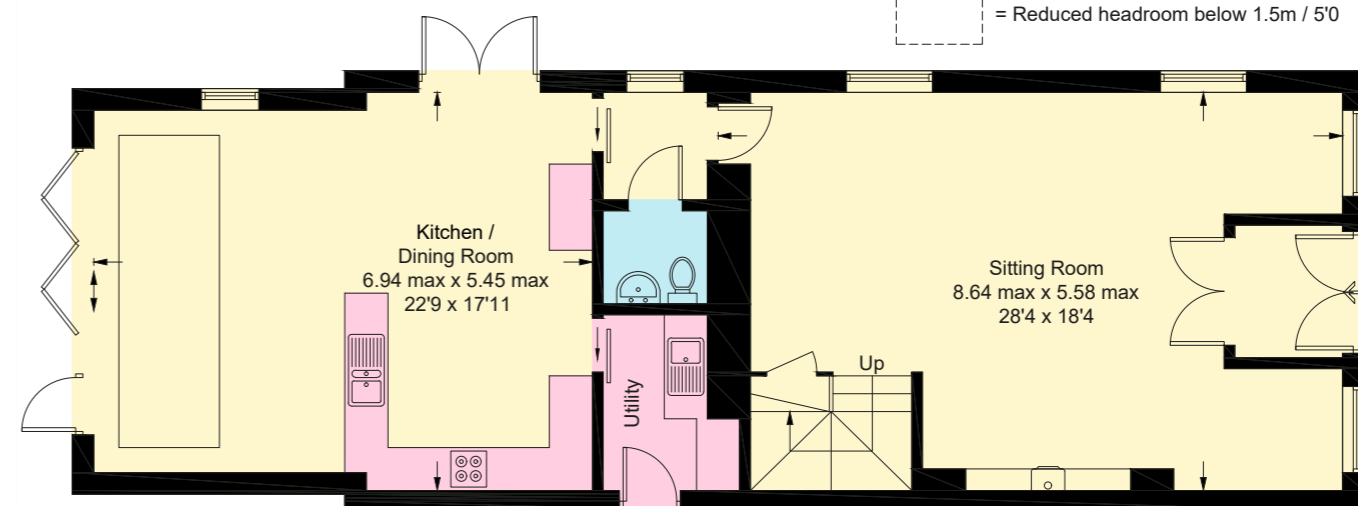
Annex: 17.6 sq m / 189 sq ft

Total: 189 sq m / 2,034 sq ft

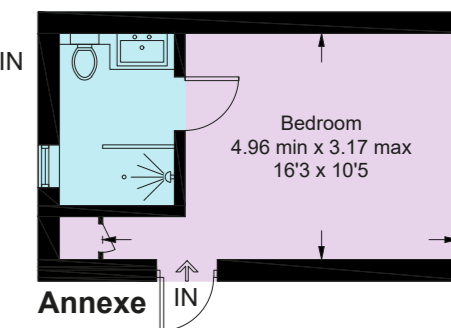
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Ground Floor



Annexe

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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