



# Wheeler's Rise

POULTON, NR. CIRENCESTER

*A selection of nine 2, 3 & 4 bedroom homes in the heart of the Cotswolds.*

**RIVAR**  
New Homes

[rivar.co.uk](http://rivar.co.uk)



*This page, clockwise from top left:  
St John the Baptist Church from  
Cirencester Park. Black Jack Street,  
Cirencester. Arlington Row cottages,  
Bibury. Swindon Designer Outlet  
shopping mall. Horse riding through the  
Cotswolds.*

*Opposite page, clockwise from top left:  
The spectacular Lavender fields near  
Snowhill. The beautiful Cirencester  
Park. Discover the many activities  
available at nearby Cotswold Water  
Park.*



# Wheeler's Rise

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## Enjoy life in the Cotswolds

*With its beautiful scenery, picturesque villages, historic towns and central location, it's no wonder so many people dream of a home in the Cotswolds.*

Our latest development, Wheeler's Rise represents a superb opportunity to own a stunning new home in a quintessential Cotswold village.

Situated just 5 miles from the ancient Roman town of Cirencester in an Area of Outstanding Natural Beauty, Poulton is a small village with a pretty 19th century church, Village Hall and a popular gastro-pub, The Falcon Inn.

Backing on to open fields, Wheeler's Rise is perfectly placed for a huge variety of outdoor activities including country walks, cycling and horse riding.

South Cerney Golf Club is less than 5 miles away and the popular Cotswold Water Park - just 6 miles away - boasts 180 lakes over 40 square miles and offers something for everyone, no matter what age or ability, from wildlife spotting to water-skiing.

Life in the Cotswolds means there's always something new to discover, from chocolate box cottages in picture postcard villages, to fine dining restaurants, farm shops and cosy country pubs.

Whilst enjoying a rural location, Poulton is well placed for easy access to Cirencester - 'The capital of the Cotswolds' with its excellent variety of shops, bars and restaurants, whilst Swindon - just 17 miles away, also provides high speed rail access to London and Bristol.

There are a number of schools in the area, with a good choice of primary schools in the neighbouring villages and secondary schools in both Cirencester or nearby Fairford.

Whatever you're looking for from your life in the Cotswolds, we think Wheeler's Rise could be the perfect place to call home.



# Specification

*Wheeler's Rise combines traditional country living with 21st century style and comfort.*



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## Kitchen/Utility

(where applicable)

- Individually designed kitchen with fitted dishwasher, fridge/freezer, hob, oven and extractor
- 1½ bowl sink unit with mixer tap
- Porcelanosa ceramic floor tiling

## Bathrooms

- White sanitaryware with chrome fittings
- Chrome ladder towel rails and radiators where necessary
- Thermostatically controlled showers
- Porcelanosa ceramic wall and floor tiling, including full height tiling to showers with half height tiling to ensuite (where applicable) and main bathroom

## General Internal Features

- Air source heat pump
- Pressurised/un-vented water system providing mains water pressure to showers and other outlets
- Underfloor heating to the ground floor of plots 1, 2, 6, 7, 8 & 9
- Radiators to other areas
- Recessed ceiling lights to kitchen, utility, cloakrooms and bathrooms
- Wiring only for wireless alarm system
- TV and data points to principal rooms
- Double socket and light to loft where applicable
- Wired for fibre broadband

## Windows & Doors

- Moss Green timber front door
- Cream timber windows and other doors
- Internal doors
  - white oak veneer to plots 1, 2, 6, 7, 8 & 9
  - white gloss painted to plots 3, 4 & 5
- Satin chrome door furniture
- Staircase
  - timber (Ash) to visible parts to plots 2 & 6
  - Hardwood handrail to plots 3, 4 & 5

## External Features

- Lighting to all external doors
- Terrace and landscaping as per approved plan
- Outside tap
- Mains drainage

## Decorative Finish

- Soft white emulsion to internal walls
- White gloss to joinery
- Smooth white ceilings

## Management company

An annual charge will be payable for management of the communal landscaped areas and access road. Ask for details.



**Important Note** Preliminary finishes specification: Whilst every care has been taken to ensure the accuracy of the information given, the contents do not constitute any part of an offer or contract. Due to a policy of continual review Rivar Ltd reserves the right to alter the specification and design without prior notice.



# Wheelers Rise

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## Site plan

*Approached via a quiet road, Wheelers Rise enjoys a secluded and tranquil village setting with fields to the rear.*



Field



- 1**  
**Bluebells**  
*Three bedroom single storey detached home*
- 2**  
**Cowslip House**  
*Four bedroom two storey detached house*
- 3 4 5**  
**Hollyhock, Buttercup & Daisy Cottages**  
*A terrace of two bedroom two storey houses*
- 6**  
**Larkspur House**  
*Four bedroom two storey detached house*
- 7 8**  
**Lupins & Foxgloves**  
*Three bedroom single storey detached homes*
- 9**  
**The Hayloft**  
*Four bedroom single storey detached home*

*Indicative site plan taken from architects drawings and subject to change without prior notice.*



*Computer generated image. Indicative and for illustration purposes only.*

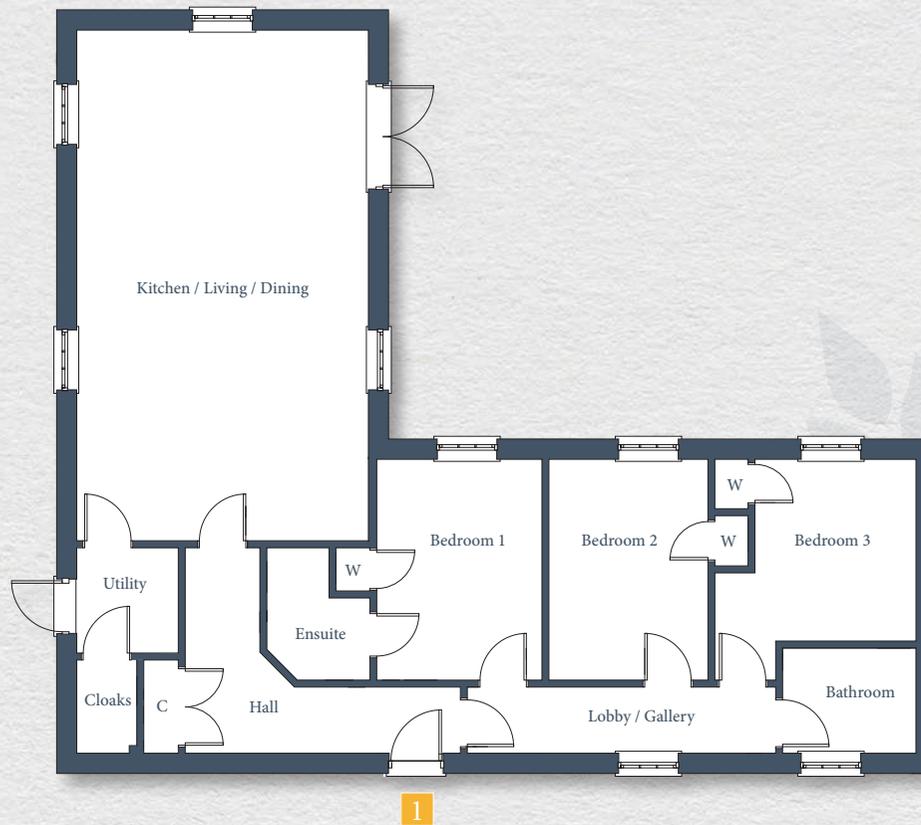
*Plot 1*

## Bluebells

*Three bedroom single storey detached home*

Accommodation comprises an entrance hall, open-plan kitchen /living / dining room, bedroom 1 with built-in wardrobe and ensuite, two further bedrooms with built-in wardrobes, family bathroom, cloakroom and utility.

To the outside, Bluebells provides gated private driveway parking and a rear garden.



C Cupboard W Wardrobe

### Dimensions

Kitchen/Living/Dining	9.17 x 5.35	30'1" x 17'6"
Bedroom 1	3.98 x 2.99	13'00" x 9'9"
Bedroom 2	3.98 x 2.88	13'00" x 9'5"
Bedroom 3	3.68* x 3.34	12'00"* x 10'11"

### Total internal area

117m<sup>2</sup> / 1,259ft<sup>2</sup>

*Plans are not to scale and may vary during construction. Measurements are approximate. \*Maximum measurement.*

*Cotswold Water Park provides a wealth of activities and is just 6 miles from Poulton.*





Computer generated image. Indicative and for illustration purposes only.

*Plot 2*

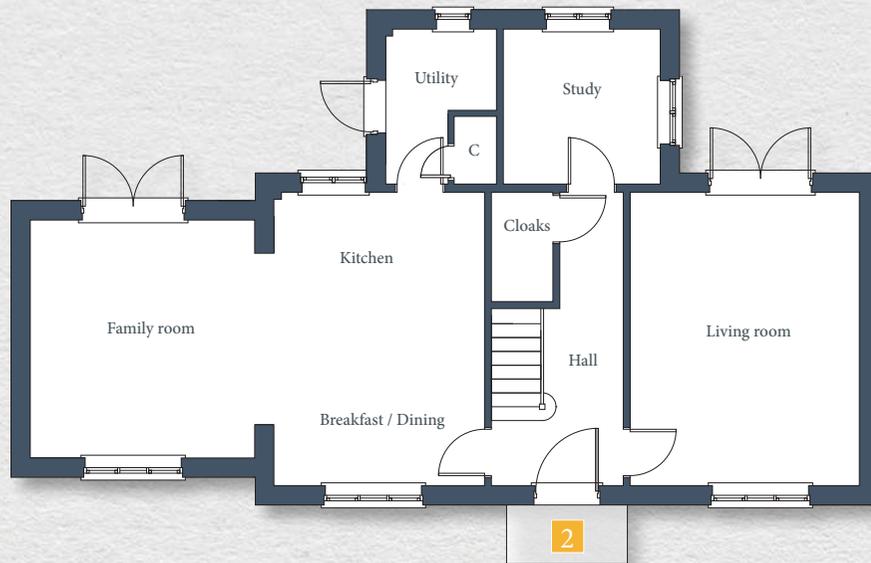
## Cowslip House

*Four bedroom two storey detached house*

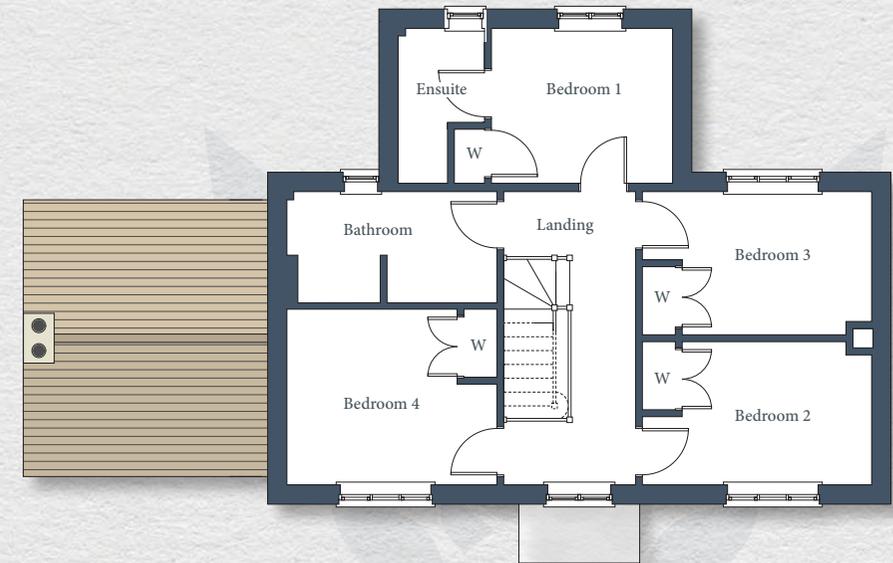
Ground floor accommodation comprises an entrance hall, living room, open-plan kitchen /breakfast /family room, study, utility and cloakroom. First floor comprises bedroom 1 with built-in wardrobe and ensuite, three further bedrooms with built-in wardrobes and family bathroom.

To the outside, Cowslip House benefits from gated private driveway parking and a rear garden.

Ground floor



First floor



C Cupboard W Wardrobe

**Dimensions - Ground floor**

Kitchen / Breakfast / Dining	5.35 x 4.18	17'6" x 13'6"
Family room	4.35 x 4.13	14'3" x 13'6"
Living room	5.35 x 4.20	17'6" x 13'9"
Study	2.88 x 2.83	9'5" x 9'3"

**First floor**

Bedroom 1	3.30 x 2.78	10'9" x 9'1"
Bedroom 2	3.48 x 2.61	11'5" x 8'6"
Bedroom 3	3.48 x 2.61	11'5" x 8'6"
Bedroom 4	3.85* x 3.18	12'7"* x 10'5"

**Total internal area**

157m<sup>2</sup> / 1,690ft<sup>2</sup>

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*Computer generated image. Indicative and for illustration purposes only.*

*Plots 3, 4 & 5*

## Hollyhock, Buttercup & Daisy Cottages

*A terrace of two bedroom two storey houses*

Ground floor accommodation comprises an entrance hall, kitchen, open-plan living / dining room and cloakroom. First floor comprises bedroom 1 with built-in wardrobe and ensuite, a further bedroom with built-in wardrobe and family bathroom.

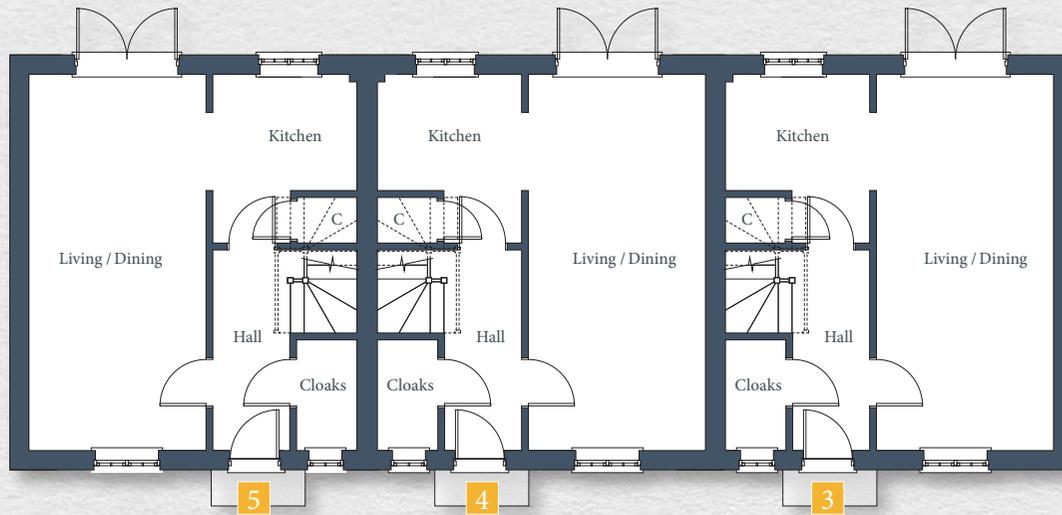
To the outside, each property benefits from allocated parking spaces and a rear garden.



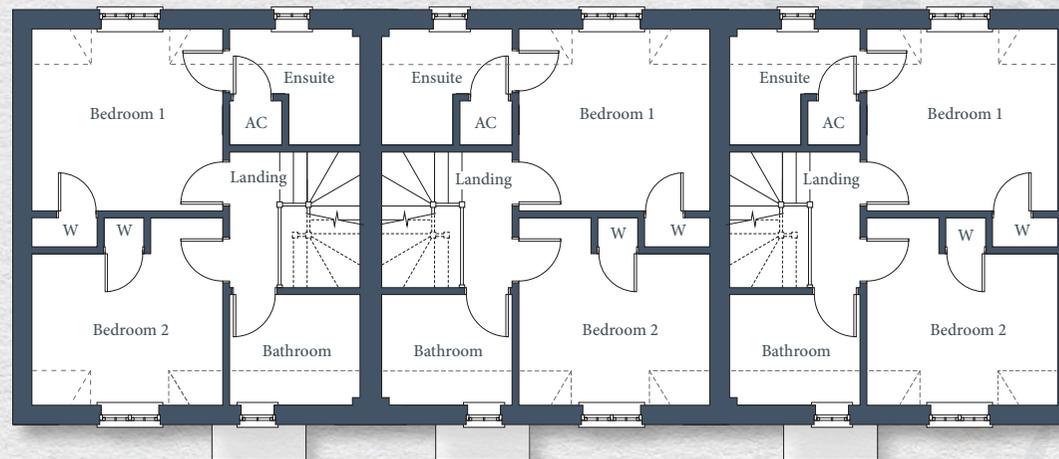
**Wheelers Rise**

POULTON, NR. CIRENCESTER

Ground floor



First floor



C Cupboard W Wardrobe AC Airing cupboard ----- Reduced height skieiling

Dimensions - Ground floor

Kitchen	3.08 x 2.65	10'1" x 8'8"
Living/Dining	6.85 x 3.25	22'5" x 10'7"

First floor

Bedroom 1	3.48 x 3.29	11'5" x 10'9"
Bedroom 2	3.48 x 3.39*	11'5" x 11'1"*

Total internal area

79m<sup>2</sup> / 850ft<sup>2</sup>

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*Computer generated image. Indicative and for illustration purposes only.*

*Plot 6*

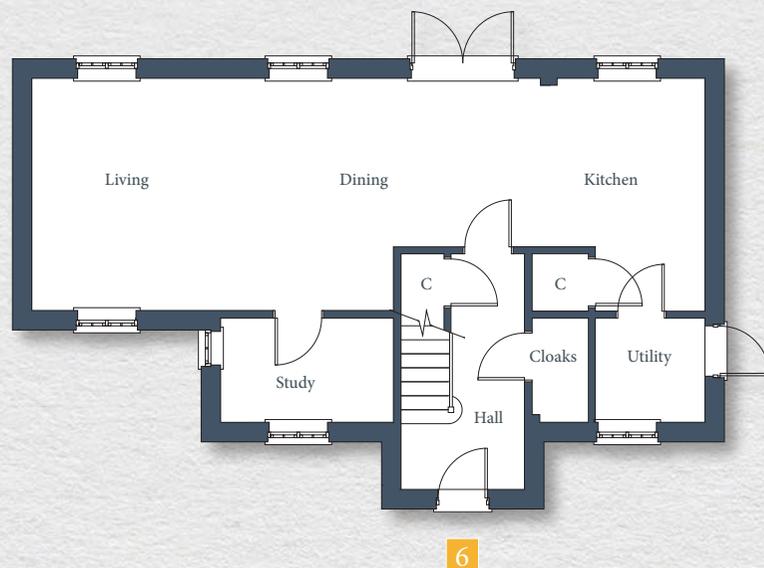
## Larkspur House

*Four bedroom two storey detached house*

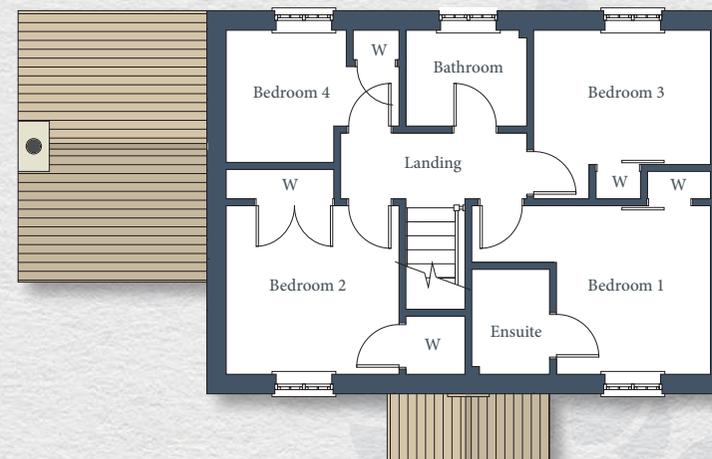
Ground floor accommodation comprises an entrance hall, open-plan kitchen / living / dining room, study, utility and cloakroom. First floor comprises bedroom 1 with built-in wardrobe and ensuite, three further bedrooms with built-in wardrobes and family bathroom.

To the outside, Larkspur House benefits from gated private driveway parking and a rear garden.

Ground floor



First floor



C Cupboard W Wardrobe



Dimensions - Ground floor

Kitchen/Living/Dining	12.13 x 4.20*	39'9" x 13'9"*
Study	3.11 x 1.90	10'2" x 6'2"

First floor

Bedroom 1	4.34* x 3.04	14'2" x 9'11"
Bedroom 2	3.15 x 3.04	10'4" x 9'11"
Bedroom 3	3.23 x 3.03*	10'7" x 9'11"*
Bedroom 4	2.36 x 2.16	7'8" x 7'1"

Total internal area

122m<sup>2</sup> / 1,313ft<sup>2</sup>

*Plans are not to scale and may vary during construction. Measurements are approximate. \*Maximum measurement.*



*Computer generated image. Indicative and for illustration purposes only.*

*Plots 7 & 8*

## Lupins & Foxgloves

*Three bedroom single storey detached homes*

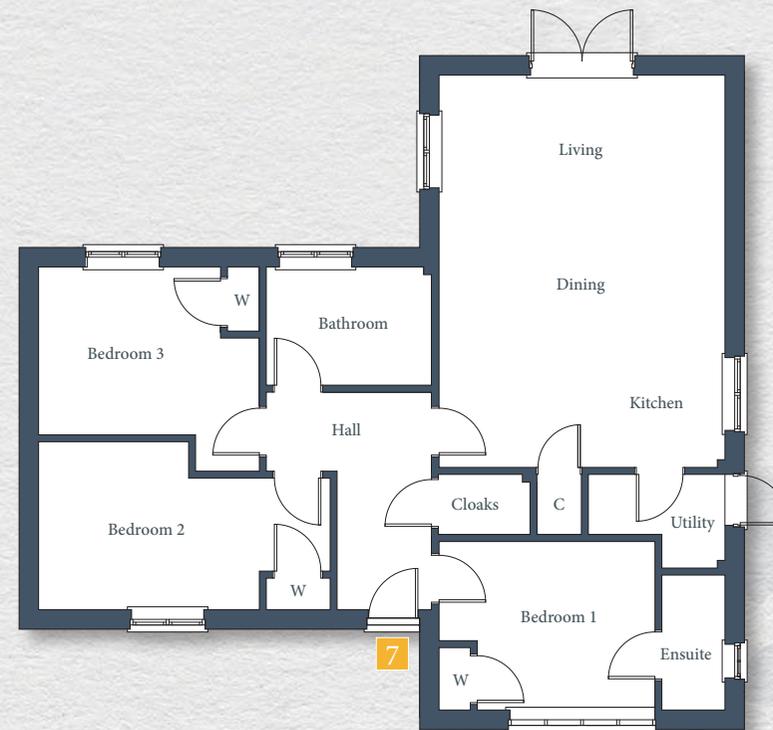
Lupins and Foxgloves accommodation comprises an entrance hall, open-plan kitchen / living / dining room, bedroom 1 with built-in wardrobe and ensuite, two further double bedrooms with built-in wardrobes, family bathroom, cloakroom and utility.

To the outside, both properties benefit from gated private driveway parking and a rear garden.



**Wheelers Rise**

POULTON, NR. CIRENCESTER



C Cupboard W Wardrobe

### Dimensions

Kitchen/Living/Dining	7.01 x 5.15	23'00" x 16'10"
Bedroom 1	3.89* x 3.01	12'9"* x 9'10"
Bedroom 2	5.25* x 3.04	17'2"* x 9'11"
Bedroom 3	3.98* x 3.04	13'00"* x 9'11"

### Total internal area

102m<sup>2</sup> / 1,097ft<sup>2</sup>

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*Jill Tweed's Black Ram sculpture in Cirencester's Woolmarket shopping centre.*





*Computer generated image. Indicative and for illustration purposes only.*

*Plot 9*

## The Hayloft

*Four bedroom single storey detached house*

Accommodation comprises entrance hall, open-plan kitchen/living dining room, four double bedrooms with built-in storage, two with ensembles, family bathroom, cloakroom and utility.

To the outside, The Hayloft provides private parking and a garden to the side and rear.



C Cupboard W Wardrobe

### Dimensions

Kitchen/Living/Dining	9.39 x 6.05	30'9" x 19'10"
Bedroom 1	5.60 x 3.51	18'4" x 11'6"
Bedroom 2	3.54 x 3.05	11'7" x 10'00"
Bedroom 3	3.44 x 2.93	11'3" x 9'7"
Bedroom 4	3.14 x 3.01	10'3" x 9'10"

### Total internal area

161m<sup>2</sup> / 1,732ft<sup>2</sup>

*Plans are not to scale and may vary during construction. Measurements are approximate.*

*You're never far from a beautiful Cotswold's countryside view.*





# Wheelers Rise

POULTON, NR. CIRENCESTER

## Well connected

*Despite its rural setting, Wheelers Rise is conveniently positioned for easy access by road or rail.*

**5**

miles to  
Cirencester

**10**

miles to Kemble  
(nearest train station)

**15**

miles to Swindon  
(train station)

**19**

miles to M4  
junction 15

**19**

miles to  
Stroud

**20**

miles to M5  
junction 11a

**21**

miles to  
Cheltenham

**32**

miles to  
Oxford

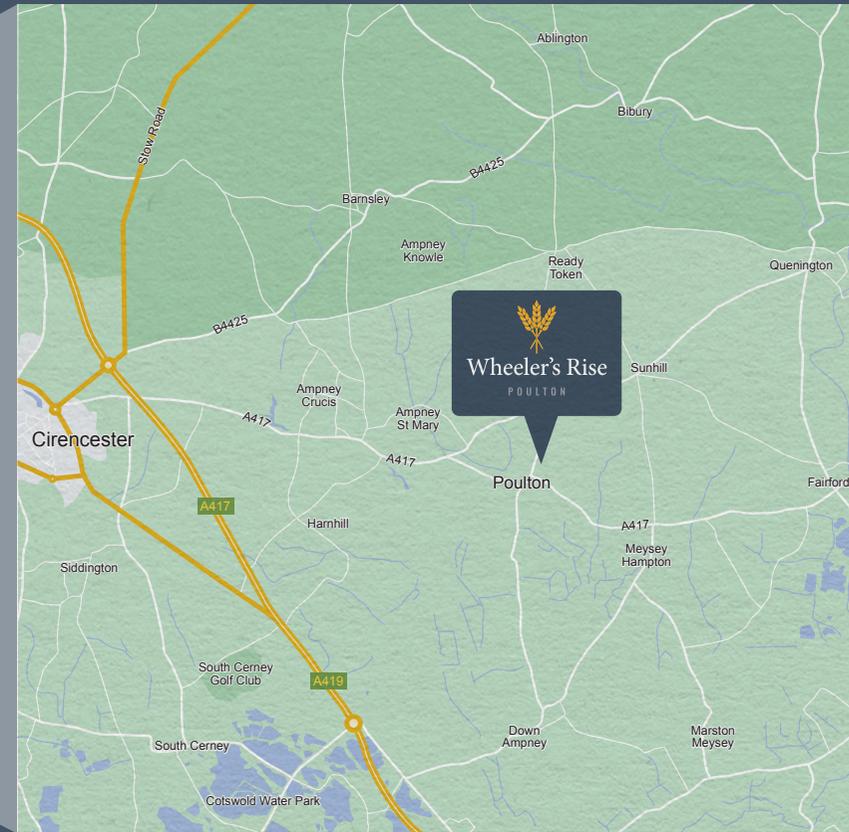
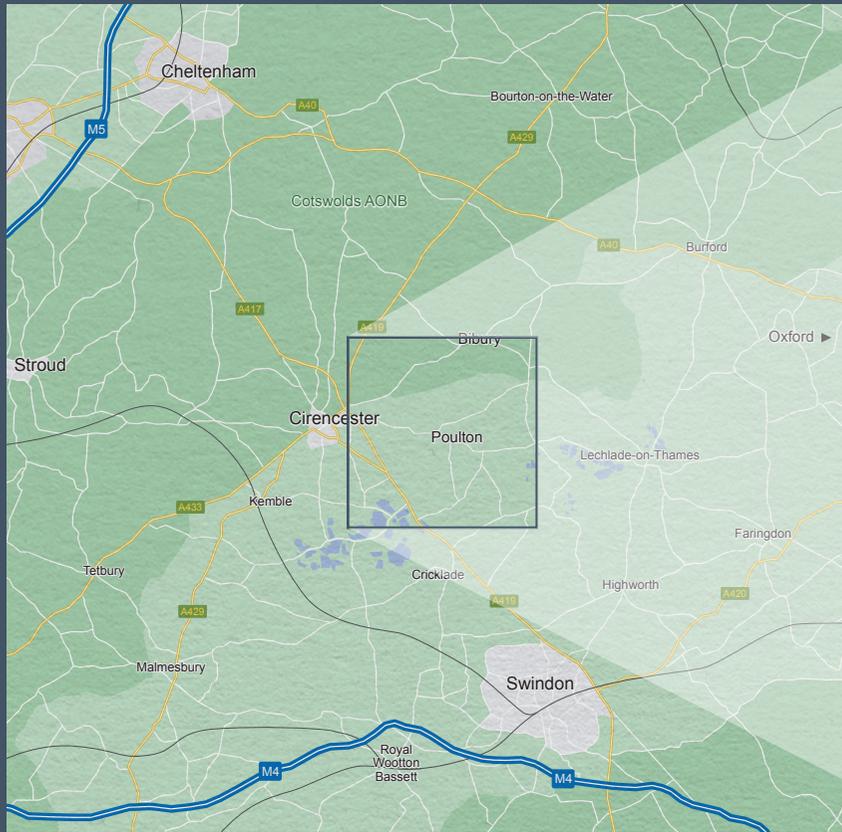
### Important information

**Your safety** Building sites are potentially dangerous. The Law requires all visitors to be protected against injury. No one will be allowed to inspect these properties if they are still under construction, without the permission of the Site Manager or Sales Negotiator. Visitors will be required to wear a safety helmet, protective boots and a high visibility jacket or waistcoat. On no account will children be allowed on site. **Consumer protection from unfair trading regulations 2008** These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must, therefore, be treated as approximate. Some variation in the finished construction and landscaping should be expected. Please note that any computer generated images were commissioned before finalisation of plans and landscaping and as such, are for illustrative purposes only. Any landscaping shown on computer generated images and site plan indicate possible mature landscaping.

The site plan is indicative only, not to scale and for general guidance only. The information contained within this literature is correct at the time of going to press March 2022.

# How to find Wheelers Rise

Address Wheelers Rise, Poulton, Cirencester GL7 5FS



## From the A417 (Cirencester)

Exit the A417 at Burford Road Junction, following signs for Stow (A429). Continue following signs for Stow until you reach a traffic light controlled crossroads. Turn right here, pass the petrol station and at the T-junction, turn left towards Poulton. After approximately 4 miles, follow the road through Poulton, passing the Falcon Inn before taking the left fork onto Bell Lane, signposted Quenington / Bibury (B4425). Wheelers Rise is on the right after approximately 100 metres.

## From the A40 (Burford)

Leave the A40 at Burford Roundabout, following the signs for Lechlade (A361) - approximately 12 miles. At the roundabout when you enter Lechlade, take the second exit, following signs for Lechlade (A361). Pass the petrol station on your left and continue through a set of traffic lights into the village centre. At the next set of traffic lights, continue straight ahead, passing through the village, to a roundabout signposted Cirencester / Fairford (A417). Follow this road, passing through Fairford for approximately 8 miles until you reach Poulton. Continue until you see a right turn on a left hand bend, signposted Quenington / Bibury (B4425). Wheelers Rise is on the right after approximately 100 metres.



# Whealers Rise

POULTON, NR. CIRENCESTER

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