

## Horseshoe Cottage, Cricklade Street, Poulton, Cirencester, GL7 5HX



Delightful extended detached bungalow • Lovely open plan kitchen/family area • Three good sized bedrooms • En-suite to principle • Generous sitting room • Ample off road driveway parking • Sitting in a good sized plot • Village location • EPC D

# Horseshoe Cottage,

Cricklade Street, Poulton, Cirencester, GL7 5HX

## Key Features



3

Bedrooms



2

Bathrooms



2

Receptions

## About the property

Horseshoe Cottage is a delightful, extended three bedroom detached bungalow sitting in a generous private plot, in this ever popular Cotswold village of Poulton and well served by a range of amenities and within easy reach of the town centre of Cirencester and the market town of Fairford.

Enjoying a pleasant setting, the bungalow has been greatly improved by the current owners and offers further potential to extend if required, subject to the relevant building consents.

The accommodation briefly comprises, entrance hall which opens up into the refitted kitchen and dining area offering a lovely contemporary lifestyle way of open plan living. Patio doors lead into the garden and there is a door from the kitchen area into the utility. The sitting room enjoys a lot of light with a dual aspect

There is three good size bedrooms with the master having the added benefit of an en-suite bathroom. The family bathroom completes the inside.

The gardens surround the bungalow and enjoy a good degree of privacy. They are approached by double timber gates, and offers ample off-road parking. The gardens are mainly laid to lawn and have a choice of place to enjoy and relax.

## Amenities

Poulton is a thriving community with amenities that include a Church and Post Office, Inn and Village Hall. There are sporting teams for football and cricket and activities including a Toddler Group, Women's Institute and Rural Cinema.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

## Directions

Leave Cirencester on the London Road and take the A417 towards Poulton and Fairford. On entering the village of Poulton, turn right by the Falcon Inn onto Cricklade Street. The property can then be found on your left hand side.

What3Words- deluded.majority.roost

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band- E

## Our reference

CIR/JC/MS/24072024

## We'd love to hear from you

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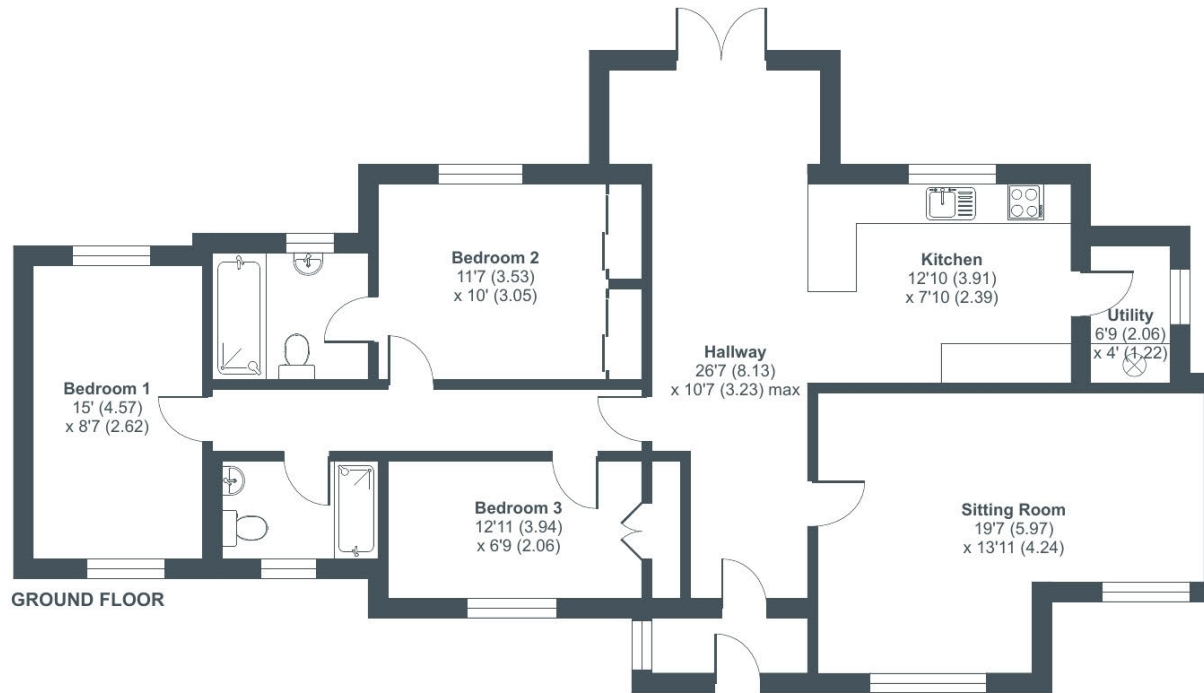




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Approximate Area = 1261 sq ft / 117.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1164322



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