

Daisy Cottage, 5 Wheelers Rise, Bell Lane, Poulton, GL7 5FS



Outstanding development of nine dwellings • Two bedroom end of terrace • Large garden • Rural setting • Quintessential Cotswold Village • 5 Miles from Cirencester • EPC B

Daisy Cottage,

5 Wheelers Rise, Bell Lane, Poulton, GL7 5FS

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Daisy Cottage is an immaculately presented recently built two bedroom end of terrace home. Situated on a substantial plot with a generous rear garden the property backs on to open fields. The ground floor accommodation offers a light and airy open plan living / dining room, an individually designed kitchen with fitted bosch appliances, the downstairs is completed with a cloakroom.

To the first floor the master bedroom, which overlooks open fields to the rear, has a built in wardrobe and an ensuite shower room with heated towel rail. The second double bedroom also benefits from a built in wardrobe. The family bathroom is fitted with a white suite and heated towel rail.

To the outside there are two allocated parking spaces and a rear garden with direct side access. N.B The property is fully alarmed and has BT Cat 5 internet and infrastructure for E.V charge point.

Amenities

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 - boasts 180 lakes over 40 square miles and offers something for everyone, no matter what age or ability, from wildlfie spotting to water-skiing.

Whilst enjoying a rural location, Poulton is wellplaced 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.

Directions

Leave Cirencester on the London Road and take the A417 towards Poulton. Passing the Falcon Pub on your left continue you through the village. Take a left towards Quenington/Bibury on to the B4425, Bell Lane. Wheeler's Rise is on the right hand side after 500 meters.

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/SM/RN/18042024

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

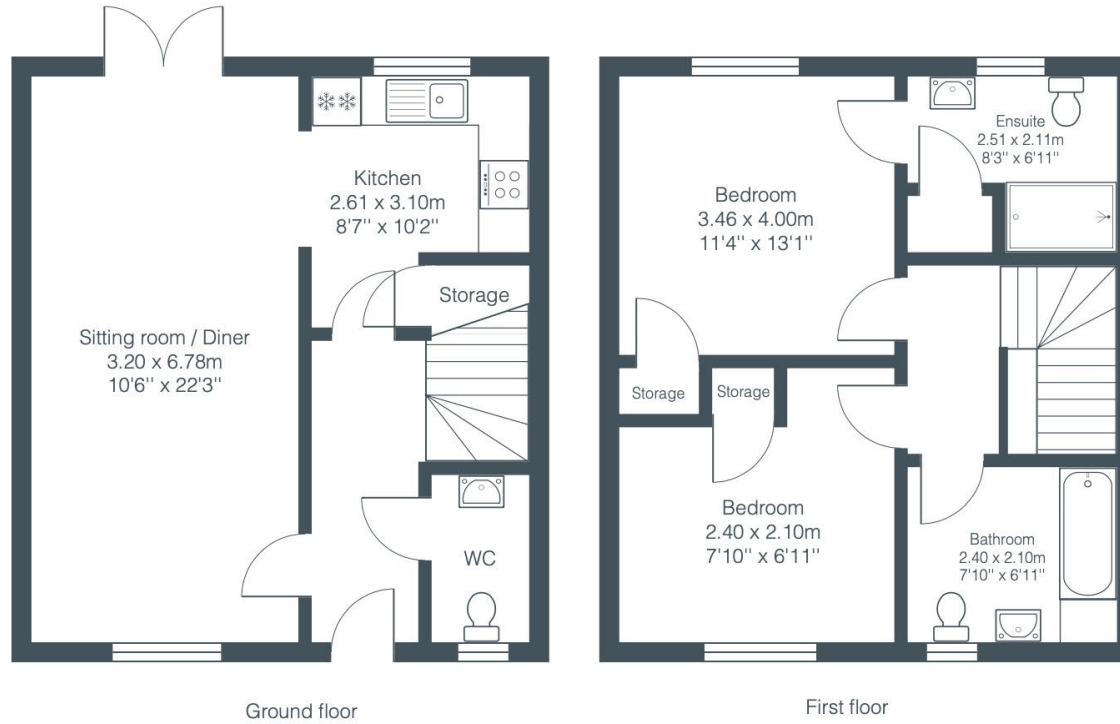
T: 01285 655355

E: cirencester@perrybishop.co.uk









Total Area: 80.9 m² ... 871 ft²
 All measurements are approximate and for display purposes only.

PerryBishop
 PROPERTY MADE PERSONAL

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
 T: 01285 655355
 E: cirencester@perrybishop.co.uk

perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

