



A Cotswold stone property in an idyllic location overlooking picturesque lakes.

Cemetery Lane, Bourton-on-the-Water, Cheltenham, Gloucestershire, GL54

£1,850 pcm plus fees apply, Part Furnished, Unfurnished
Available from 28.10.2019



Available for six months • Idyllic location • Views of lakes •
 Edge of Bourton-on-the-Water • Kitchen with utility room •
 Sitting room • Four bedrooms • Master with en suite
 bathroom • Garden • Large driveway parking

Local Information

Bourton-on-the-Water provides for every day amenities such as banks, libraries, shops and restaurants. The larger centres of Cheltenham and Cirencester provide more extensive cultural, shopping and leisure facilities. The area is known for interesting churches and there are important gardens at Hidcote and Kiftsgate and further afield there is the magnificent Blenheim Palace.

There is an excellent range of private and state schools in the area including Kitebrook at Moreton-in-Marsh, Cheltenham College and Cheltenham Ladies' College in Cheltenham and an excellent range of schools in and around Oxford. The Cotswold School, which achieved academy status in 2010, is situated in Bourton-on-the-Water and its' excellent academic reputation attracts students from across the Cotswolds.

There are fine local walks via an abundance of bridleways and footpaths for the horse riding and walking enthusiast.

There is fast access to Oxford and London via the A44/M40 or the mainline stations at Kingham and Moreton-in-Marsh serving Oxford, London/Paddington and the Midlands.

About this property

A four bedroom Cotswold Stone property in a beautiful position on the edge of the popular village of

Bourton-on-the-Water. The property overlooks lakes fed off the River Eye and is surrounded by the Greystone's Nature Reserve which is a site of special scientific interest due to its wild flower meadows.

The accommodation comprises a kitchen with utility room, large sitting room with a Cotswold stone feature fireplace (not working) and a separate dining room. There is also a downstairs bedroom which could be used as an office and a family bathroom. On the first floor is the master bedroom with en suite shower room, two further bedrooms and a family bathroom.

Outside a shared drive leads to a large private shingle driveway providing plenty of off road parking. There is a good size garden to the rear predominantly laid to lawn with a patio area perfect for al fresco dining. There is a small log store which may also be handy for bikes.

Furnishing

Part Furnished, Unfurnished

Local Authority

Cotswolds District Council

Energy Performance

EPC Rating = To be confirmed

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cotswold Lettings Office.
 Telephone: +44 (0) 1285 627 552.





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Gross Internal Area 1863 sq ft, 173.1 m²

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Approximate Area = 173.1 sq m / 1863 sq ft
Including Limited Use Area (15.8 sq m / 170 sq ft)
For identification only. Not to scale.
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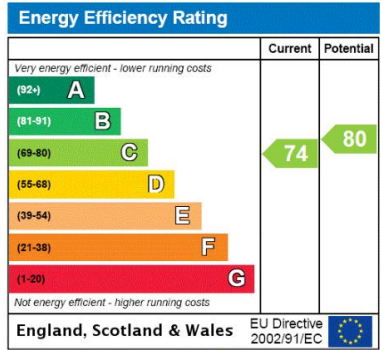
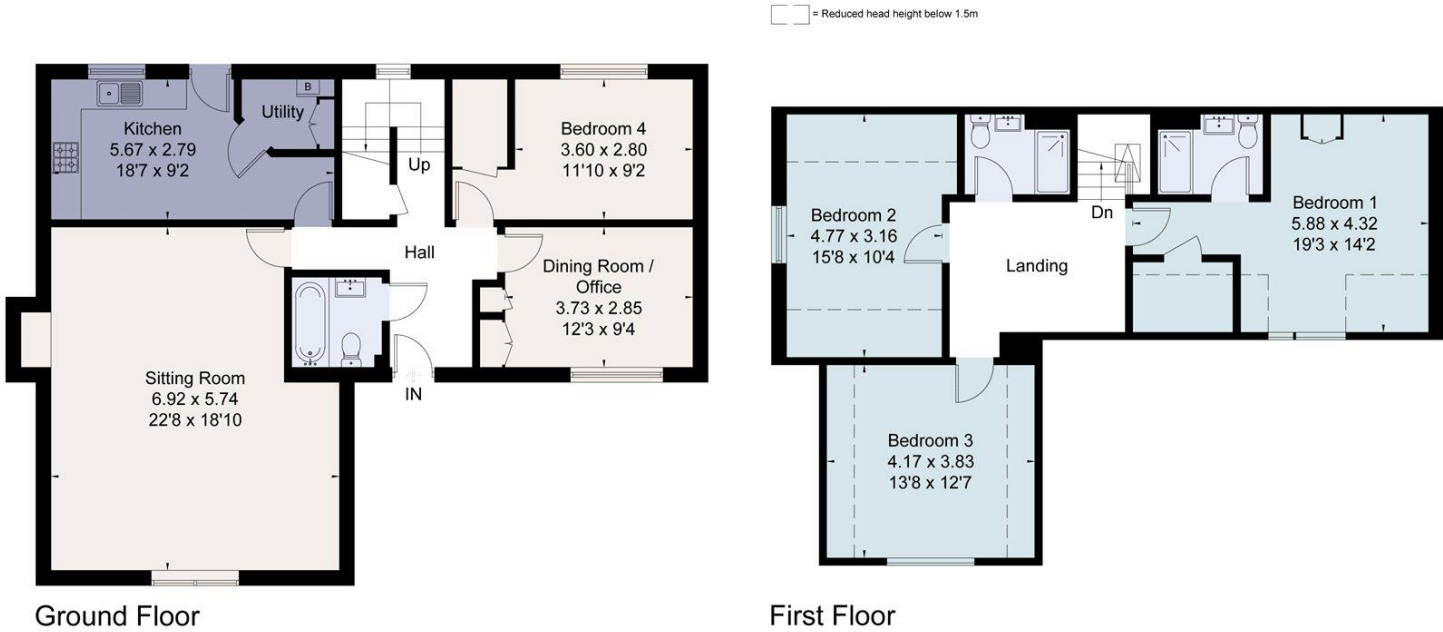
Services: Mains water, electricity,
gas. Private drainage (septic tank).
Gas central heating.

Please note:

The fireplace is a feature only and is
not a working fireplace.

Any deliveries to the property should
be by smaller vans and lorries.

The neighbouring property has
submitted an application for an
extension to their house and the
erection of a garage and
greenhouse/store. This is a
resubmission of a previously
approved scheme and more details
can be found on the Cotswold District
council website under application
number (19/01476/FUL and
19/03225/FUL).



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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191028AGBL

