An excellent semi-detached period house

Well Cottage, Moore Road, Bourton-on-the-Water, Cheltenham, Gloucestershire, GL54 2AZ

Freehold

savills

Entrance lobby • sitting room • dining room
• family room • kitchen • rear hall • utility • cloakroom
• three bedrooms (two en suite) • family shower room
• gardens with summerhouse • garage • parking.

Distances
Stow-on-the-Wold 4 miles, Cheltenham 14 miles, Cirencester 16 miles, Kingham (mainline to London Paddington from 85 minutes) 8 miles (all distances and times are approximate).

Situation and Communications
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.

Sporting opportunities in the area are excellent with the Heythrop Hunt, fishing and shooting. There are golf courses at Naunton Downs, Burford and Lyneham and National Hunt Racing at Stratford-upon-Avon and Cheltenham.

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

Well Cottage
Well Cottage is a handsome semi-detached property. Built in 1926, the property is constructed of Cotswold stone under a tiled roof. The layout of rooms offers generous and flexible family accommodation and scope exists to further enlarge the property if required (subject to the usual consents).

In brief the accommodation comprises an attractive entrance lobby which leads to an elegant and well-proportioned sitting room with exposed stonework and fireplace housing a wood burning stove. An arch leads into the formal dining room with door to a spacious family room enjoying views over the rear garden.

A rear hall accessed from the dining room leads to the kitchen which is fitted with an excellent range of country-style cabinets and there is room for a table and chairs. Across the rear hall from the kitchen is a utility and cloakroom.

Set out over the first floor are two generous bedroom suites, both with fitted wardrobes. Bedroom three has access to a well-appointed shower room.

Outside the property is accessed through timber gates to a paved driveway with access to a detached garage. To the front of the property is an established garden. The rear garden is substantial in size and is mainly laid to lawn, again with mature borders, specimen fruit trees and a good sized paved terrace.

General Information

Local Authority
Cotswold District Council. Telephone 01285 623000. Council Tax Band E.

Services
Mains electricity, gas, water and drainage. Gas fired central heating. Telephone line subject to BT transfer regulations.

Tenure
Freehold.

Directions GL54 2AZ
From Stow-on-the-Wold proceed along the A429 Fosseway in a southerly direction towards Bourton-on-the-Water. At the first left turn for Bourton-on-the-Water proceed into Station Lane and continue for about 625 metres. Turn right into Moore Road and continue for about 150 metres where Well Cottage will be found on the right hand side.

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by prior accompanied appointment with Savills.

Date of Information
Particulars prepared: August 2020. Photographs taken: August 2020.

Well Cottage, Moore Road, Bourton-on-the-Water, Cheltenham, Gloucestershire, GL54 2AZ
Approximate Area 164.8 sq m / 1773 sq ft
Garage 19.8 sq m / 213 sq ft
Summer House 9.2 sq m / 99 sq ft
Total 193.8 sq m / 2085 sq ft

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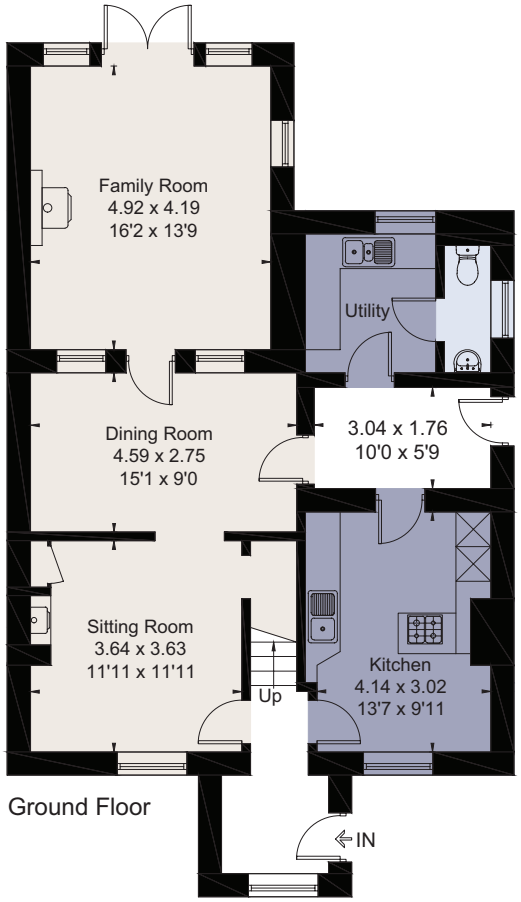
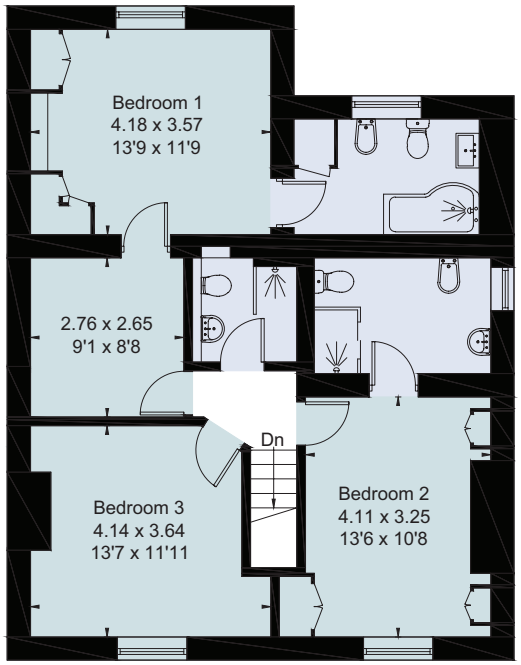
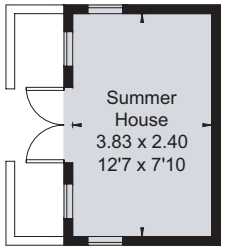


Ground Floor



First Floor



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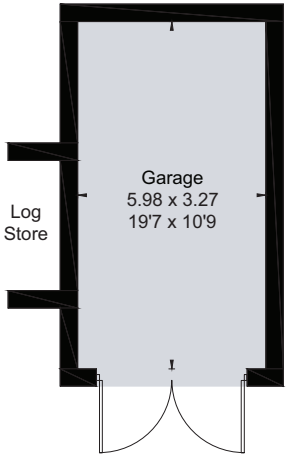

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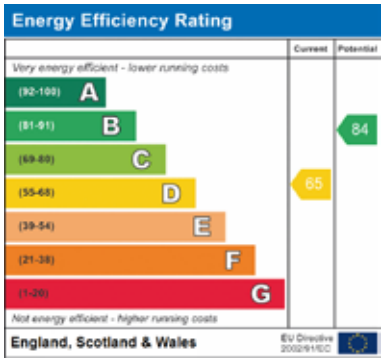

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