



A stylish period property situated on the High Street

Naight Cottage, High Street, Bourton-on-the-Water, Gloucestershire, GL54 2AP

Freehold

savills

Entrance hall • sitting room • family/dining room • snug • study/bedroom 5 • kitchen • utility • ground floor shower room • two bedroom suites • two further bedrooms • family bathroom • gardens • summerhouse/ office • shed • parking for six cars.

Distances

Stow-on-the-Wold 4 miles,
Cheltenham 14 miles,
Cirencester 16 miles, Kingham
(mainline to London
Paddington from 76 minutes)
8 miles (all distances and times
are approximate).

Situation and Communications

Bourton-on-the-Water provides for every day amenities including a Post Office, cash points, library, dry cleaners, shops and restaurants. There are further amenities in nearby Stow-on-the-Wold including two banks. 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 in Bourton-on-the-Water has been judged 'Outstanding' in the last four consecutive Ofsted inspections across all categories - the very highest accolade any school can receive.

Sporting opportunities in the area include hunting, 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.

Road and rail links are very good with 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.





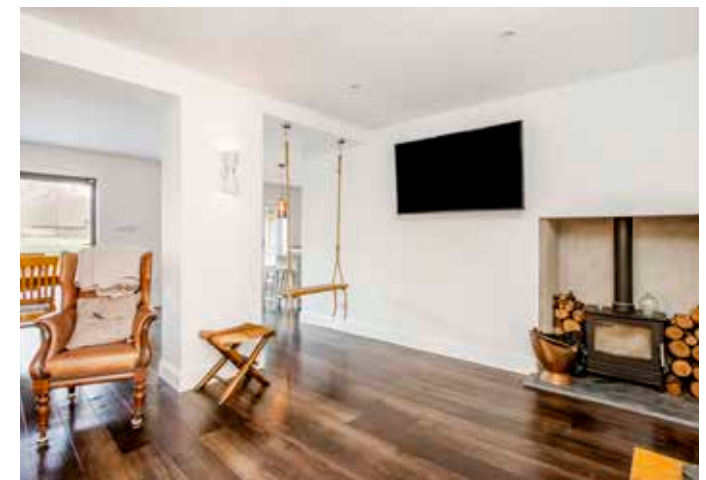
Naight Cottage

Built in the 1930s, Naight Cottage is an extremely stylish property offering generous and contemporary accommodation within a distinctive Arts and Crafts influenced exterior. The current owners have extended and invested considerably in the property creating a sociable and well-presented property. The heart of the house is the large and light open plan family/dining room which opens to the well-fitted kitchen providing a wonderful space for the family to congregate and also for entertaining. There is an open fireplace with wood burning stove whilst bi-fold doors open out onto the terrace to allow the outside in. The kitchen opens to a useful utility with bespoke pantry cupboard and door to the rear garden. At the front of the property and accessed from the entrance hall is a very comfortable sitting room, with original bay window and fireplace with wood burning stove and a cosy snug, with restored original parquet floor and fireplace also with wood burning stove. Bi-fold doors from the snug open out onto the terrace in the front garden bringing in light and air and creating a wonderful uninterrupted visual flow from the front to the back garden.

Bedroom five is situated on the ground floor adjacent to a shower room and is currently used as a study. With super fast broadband, CAT6 cabling and TV points in most rooms, it has proved to be an ideal location for remote working.

On the first floor are two fabulous bedroom suites, both with en suite shower rooms, two further bedrooms and a family bathroom. Bedrooms two and three at the rear of the property have glazed double doors with glass balustrades to allow safe uninterrupted views across the garden.

The property sits centrally in its generous plot with mature landscaped gardens and terraces to the front and rear which take full advantage of the sun at any time of the day. To the rear steps lead up from the terrace to a lawned area with a pathway leading to the summerhouse/office. There is also a very useful garden shed. A driveway to the rear provides access to ample parking for six cars.





General Information

Local Authority

Cotswold District Council.
Telephone 01285 623000.

Services

Mains electricity, gas, water and drainage. Gas fired central heating. Super fast broadband. CAT6 cabling. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Directions GL54 2AP

From Stow-on-the-Wold proceed along the A429 Fosseway in a southerly direction towards Bourton-on-the-Water. Continue through the traffic lights and take the second left turn towards Bourton-on-the-Water and onto Lansdowne. Continue for about 625 metres where the property will be found on the left hand side. The driveway can be found at the rear of the property and approached from the no-through road of School Hill.

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: September 2020. Photographs taken: September 2020.





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Approximate Area 220.5 sq m / 2373 sq ft

Summer House / Office 9.4 sq m / 101 sq ft

Store / Shed 2.1 sq m / 23 sq ft

Total 232.0 sq m / 2497 sq ft

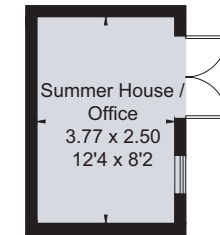
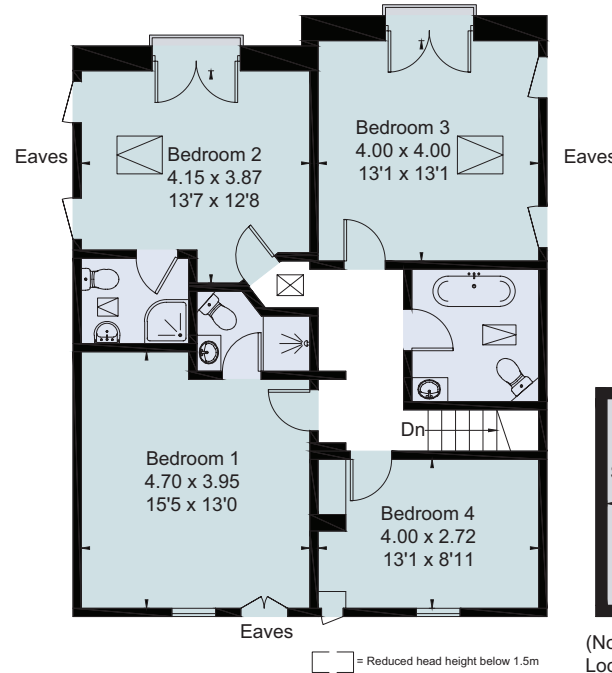
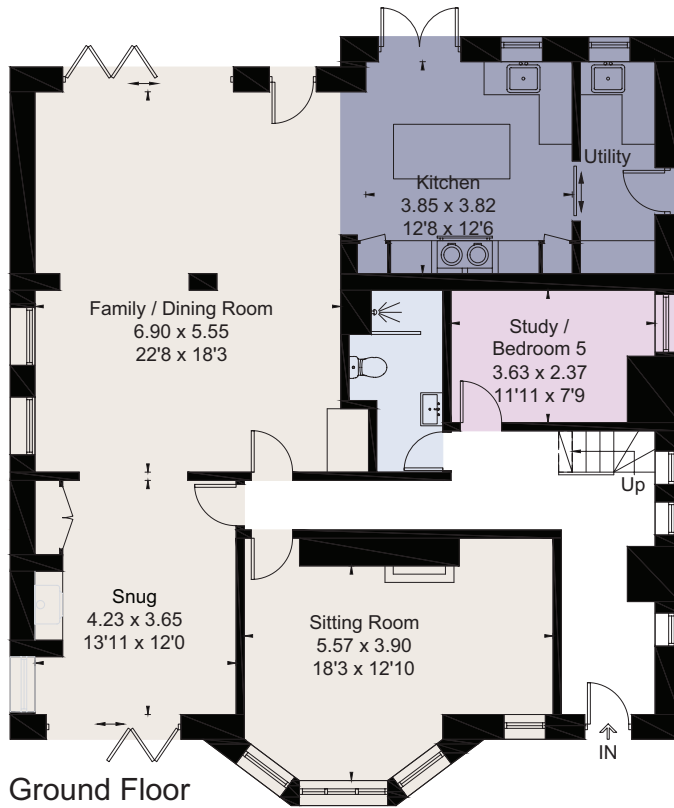
Including Limited Use Area (1.8 sq m / 19 sq ft)



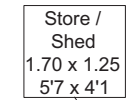
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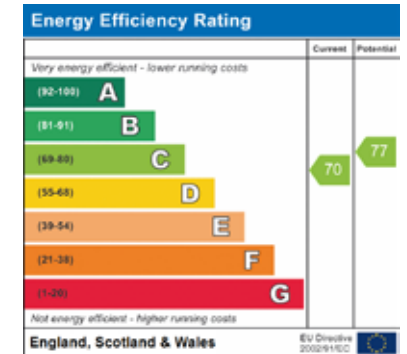
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(Not Shown In Actual Location / Orientation)



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