



An excellent detached property with wonderful gardens

Garden House, Station Road, Bourton-on-the-Water, Cheltenham, Gloucestershire, GL54 2AA

Offers in excess of £1,250,000 Freehold



Entrance hall • sitting room • dining room • conservatory • kitchen • utility • five bedrooms (three en suite) • family bathroom • storage room • gardens with garden store and potting shed • timber garage and 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 including a Post Office, cash points, library, shops and restaurants. There are further amenities 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, 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 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.

Garden House

Garden House is a substantial detached house situated in the heart of Bourton-on-the-Water and offers well-proportioned, traditional accommodation with a flexible layout to suit a range of buyers needs.

The front door opens into a generous entrance hall providing access to the generous sitting room and gas-fired. There is also a good-sized dining room with double doors leading out to the garden. The kitchen is fitted with an excellent range of cabinets and a gas-fired Aga. Double doors open to a conservatory with plenty of space for a table and chairs and is a lovely spot from which to enjoy views across the charming gardens. Adjoining the kitchen is a well-appointed utility. There is a large self-contained ground floor bedroom with en suite shower





room which can be accessed from within the house and also via the garden.

On the first floor are four good bedrooms, two of which are en suite. Four of the bedrooms have fitted cupboards. Completing the first floor accommodation is a family bathroom.

Scope exists to remodel and extend the property subject to the usual consents.

The property is approached over a paved parking area which is large enough for several cars. The gardens are a very special feature of the property, enclosed by Cotswold stone walls and lying to two sides of the property. The gardens are mature with areas of level lawn, well-stocked beds and specimen trees. To the rear is a formal parterre garden with well-maintained box hedging and a water feature at the centre. Two paved terraces are perfect for al fresco dining whilst enjoying the tranquility of the lovely gardens. There is a timber garage and useful garden stores.

General Information

Local Authority

Cotswold District Council.
Telephone 01285 623000.

Council Tax

Band G.

Services

Mains electricity, gas, water and drainage. Gas fired central heating. Telephone line subject to BT transfer regulations. Fast Broadband is available. Security alarm

Tenure

Freehold.

Directions GL54 2AA

From Stow-on-the-Wold proceed along the A429 Fosseway in a southerly direction towards Bourton-on-the-Water. At the traffic lights take the first left turn towards Bourton-on-the-Water and onto Station Road. Continue for about 1.15km where the property will be found on the left-hand side.

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: September 2022. Photographs taken: August 2022.









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Approximate Area 253.8 sq m / 2732 sq ft

Outbuildings 7.3 sq m / 78 sq ft (Including Potting Shed)

Total 261.1 sq m / 2810 sq ft

Including Limited Use Area (6.6 sq m / 71 sq ft)

David Henderson

Savills Stow-on-the-Wold

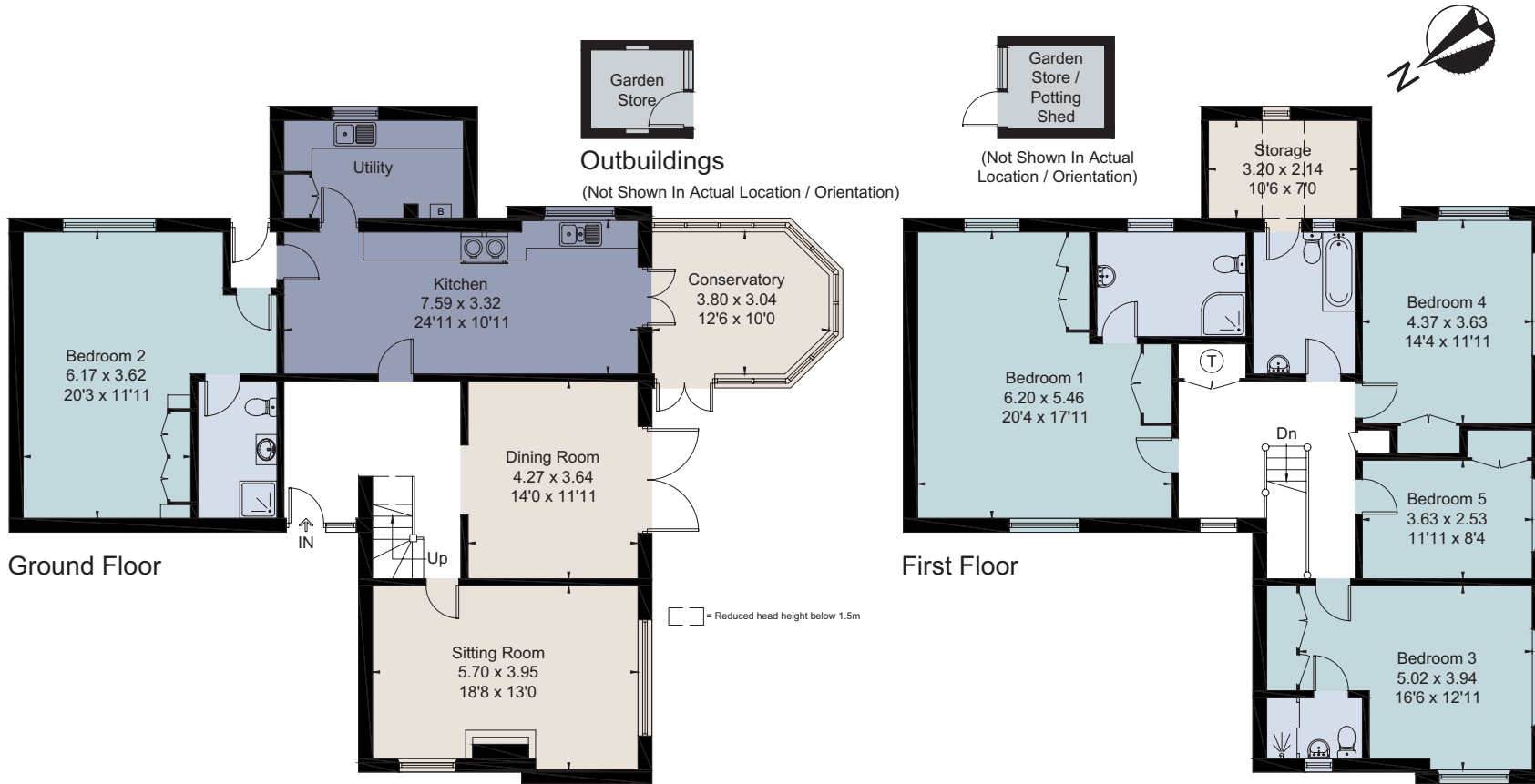
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	78
(39-54)	E	62
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For identification only. Not to scale. © 220831DH

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