



A charming property situated on the High Street

Church House, High Street, Bourton-on-the-Water, Cheltenham, Gloucestershire, GL54 2AP

Guide £825,000 Freehold



Entrance hall • sitting room • dining room
 • kitchen/breakfast room • utility
 • ground floor shower room
 • four bedrooms • family bathroom • garage
 • summerhouse • gardens • 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 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 Kiftgate 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' 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.

Church House

Church House is a substantial detached house dating from 1902, constructed of Cotswold stone beneath a stone tiled roof. The property, which is situated in the heart of Bourton-on-the-Water, has been lived in by the current owners since 1975 and offers well-proportioned, traditional accommodation.

The front door opens into the entrance hall which has parquet flooring and provides access to the generous sitting room which has a fireplace and square bay window with window seat overlooking the south facing front garden. There is also a good sized dining room which is accessed from the kitchen. The kitchen/





breakfast room has plenty of space for a table and chairs. An arch leads to the utility room with pantry. Adjoining the utility room is a shower room. On the first floor are four good bedrooms two of which have original fireplaces and a family bathroom.

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

The property is approached over a large gravelled parking area with a detached stone garage, attached to which is a lovely summerhouse. The property sits almost centrally within the plot with mature enclosed gardens to the front and rear including a useful shed.

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 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 700 metres where the property will be found on the left hand side on the junction with School Hill.

Town and Country Planning

The property lies within the area administered by Cotswold District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

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.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = E


Date of Information

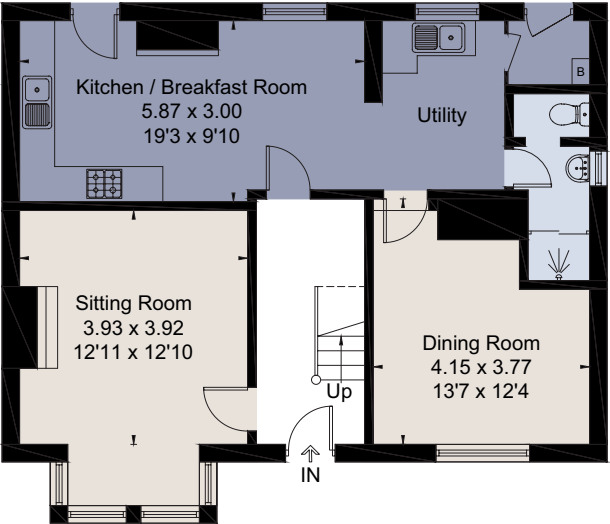
Particulars prepared: July 2022.
Photographs taken: July 2022.

**Church House, High Street, Bourton-on-the-Water, Cheltenham,
Gloucestershire, GL54 2AP**
Approximate Area 144 sq m / 1550 sq ft
Garage 17.4 sq m / 187 sq ft
Summer House 8.4 sq m / 90 sq ft
Total 169.8 sq m / 1827 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)

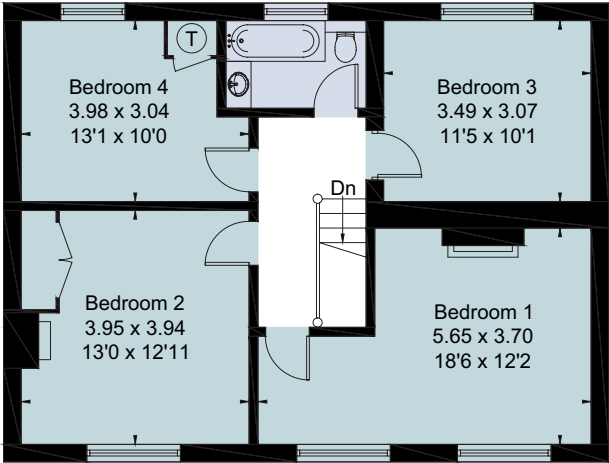
David Henderson
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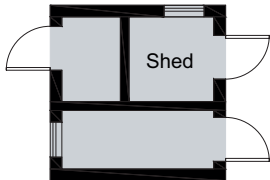
 = Reduced head height below 1.5m



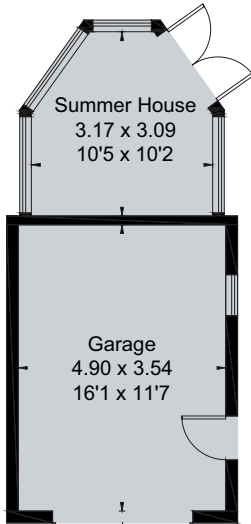
Ground Floor



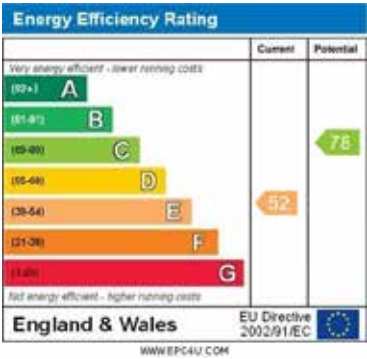
First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



For identification only. Not to scale. © 220725DH

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