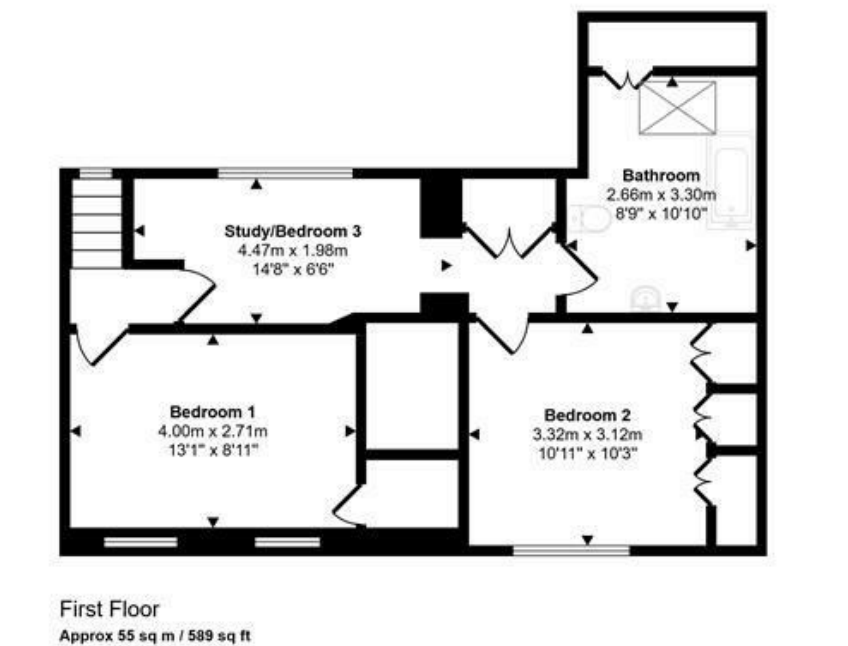
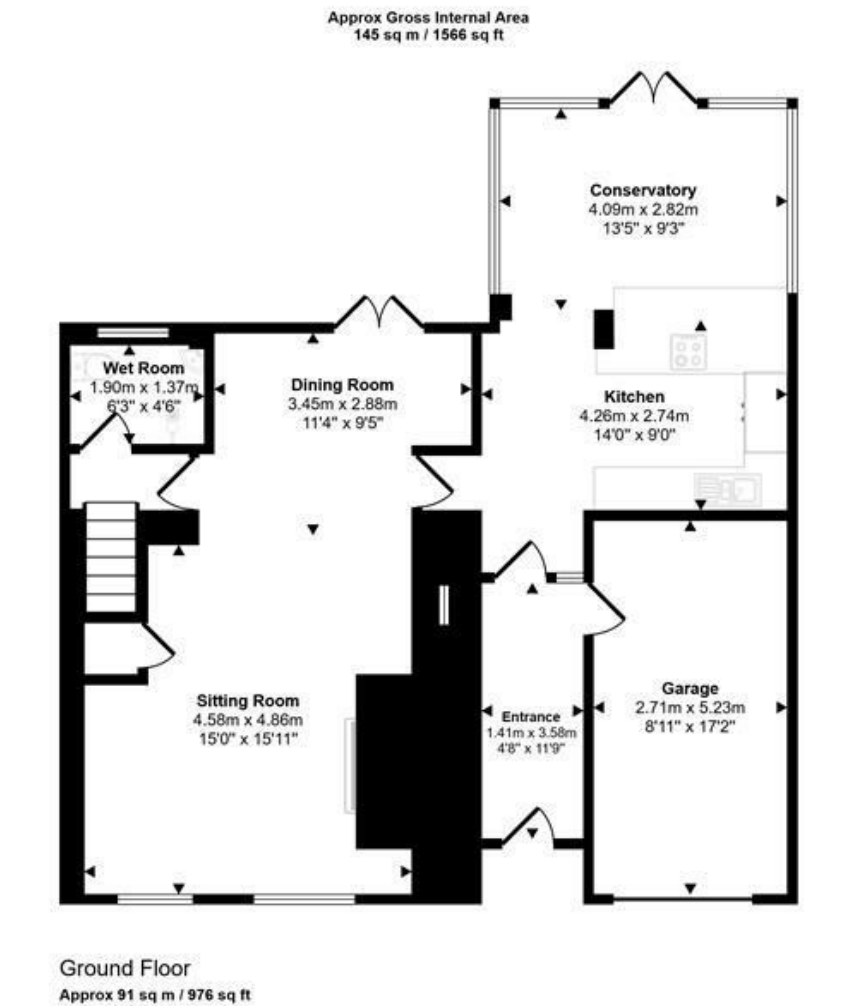
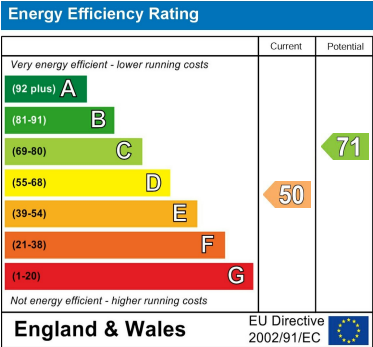




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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East Street
Bourton

Guide Price
£500,000

Tucked away in a tranquil corner of a desirable village, this enchanting detached stone cottage — dating back to the late 18th century — feels like something out of a fairytale. Lovingly preserved and sympathetically extended in the 1970s, it blends timeless character with warm, welcoming spaces that whisper of history and home.

Inside, original features steal the show: exposed stone walls, centuries-old ceiling beams, and deep window sills that frame soft streams of natural light. The inviting sitting room is the heart of the home — a cosy, characterful space complete with a crackling multi-fuel burner and ample room for both lounging and dining.

The cottage offers two generous double bedrooms and a versatile third room, ideal as a nursery, peaceful study, or creative nook. A fabulous first-floor bathroom combines traditional style with contemporary comfort, while a ground-floor wet room adds flexibility and convenience.

The charming country-style kitchen, brimming with storage and rustic appeal, opens into a light-filled conservatory that serves as an exceptional social and dining space. With engineered bamboo flooring underfoot and high-performance solar glass above, this beautiful extension can be enjoyed in every season — warm in winter, cool in summer, and always offering serene views of the stunning garden beyond.

Adding to the home's thoughtful blend of heritage and sustainability is a solar thermal panel, providing energy-efficient hot water year-round — a discreet yet valuable modern upgrade.

Outside, the lush, well-tended garden is a peaceful haven alive with colour, birdsong, and calm. Practical touches include a garage, parking for two to three vehicles, and a secluded village setting set well back from the main road, offering the perfect balance of privacy and community.

This is more than a cottage — it's a timeless retreat where history meets harmony, a magical place to slow down, breathe deeply, and feel truly at home.



The Property

Accommodation

Inside

Ground Floor

The cottage is approached from the drive to a covered entrance where a stable door opens into a welcoming entrance hall with doors leading off to the garage and kitchen. There are exposed stone walls and the floor is laid in a practical and stylish stone tile.

The kitchen is fitted with a range of modern, soft closing country style units consisting of floor cupboards, separate drawer unit and eye level cupboards with counter lighting beneath. There is also a dresser style unit. You will find plenty of solid wood work surfaces with a tiled splash back and a one and a half bowl sink and drainer with a swan neck mixer tap. The tandem ovens are built in - one is a combination microwave and has a warming drawer beneath, and there is an under counter fridge and plumbing for a dishwasher. The induction hob has a chimney extractor hood above and is sited to allow the chef to be part of the conversation. For style and practicality, the floor is tiled.

From the kitchen there is a door to the sitting room and an opening into the conservatory, which overlooks the rear garden and is fitted with solar glass for all year round comfort and also has a breakfast bar. Adding warmth and style to the space, the floor is laid in an engineered bamboo with underfloor heating beneath. The spacious sitting room enjoys a view over the front garden from the two windows that have seats beneath as well as other characterful features including exposed timbers and a fireplace with a timber mantelpiece and multi-fuel burner. There is ample room for a dining table and chairs. You will also find a wet room on the ground floor.

First Floor

From the landing, there is access to the part boarded loft space with a drop down ladder, and doors to bedroom two and the study, plus storage shelves. There are two double bedrooms both with wardrobes, plus a further generously sized space that lends itself as a study area, nursery or hobbies space. The main bathroom has a stylish and modern suite consisting of pedestal wash hand basin, WC and double ended Victorian style bath with claw feet and freestanding mixer tap with an old fashioned telephone style shower attachment. For practicality, the floor is laid in black and white tile effect vinyl.

Outside

Parking and Garage

From East Street, timber gates open to a generously

sized drive, laid to Cotswold stone and providing parking for at least two cars. It leads up to the garage, which has a remote controlled up and over sectional door. The garage provides ample room for a car or storage and has plumbing for a washing machine.

Gardens

The magical gardens offers a perfect blend of beauty, privacy, and peace. To the front a central lawn is graced by a Judas tree and flower and shrub filled borders bringing colour and charm throughout the seasons. The star magnolia creates a leafy backdrop over a paved terrace where there is also a productive fig tree

The rear garden is a private sanctuary — gently sloping lawns lead to a tucked-away alfresco dining area, while winding grassy paths meander through generous borders bursting with blooms. A vegetable patch with raised planters and fruit cage, greenhouse, and summer house plus a stone-built shed/workshop, add delightful touches of purpose and pleasure, all overseen by a handsome palm tree that lends a quiet sense of wonder to this utterly captivating space. Boasting sun and privacy, this is one special garden.

Useful Information

Energy Efficiency Rating E with potential to increase to C with additional insulation and Photovoltaic panels. Noting that a rating of B would be possible through an air source heat pump installation, currently grant aided. Council Tax Band D uPVC Double Glazing Electric Heating to radiators from a 14 kw modulating boiler plus solar thermal panel providing hot water Mains Drainage Freehold

Directions

From Gillingham

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout go straight over. Take a turning left - just before Milton Lodge heading to Silton. At the T junction turn left and proceed through the village passing the garage. Continue for a short time and take a left turn at the memorial cross onto West Bourton Road. Then immediately left into Brickyard Lane. East Street will be found on the left hand side with the property on the right. For viewings, it might be easier to park on the main road and walk down the path. Postcode SP8 5QU - What3words - saints.observer.landscape



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.