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# Taylor & Fletcher



The Gables, Lansdowne

Bourton-On-The-Water, Cheltenham, GL54 2AR

Guide Price £795,000



## The Gables, Lansdowne

Bourton-On-The-Water, Cheltenham, GL54 2AR

*A spacious detached house occupying a convenient position just off the village centre with well planned and extensive accommodation and a fine mature south facing garden. No onward chain.*

### LOCATION

Often referred to as the "Venice of the Cotswolds," Bourton-on-the-Water is one of the region's most picturesque villages, known for its low stone bridges and tranquil river setting. The village offers an idyllic lifestyle with a vibrant community atmosphere, a wide range of amenities including a Primary School, independent shops, cafés, traditional pubs, supermarkets, restaurants, churches, a leisure centre, and the highly regarded local Secondary School, The Cotswold Academy. Surrounded by stunning countryside, it is ideal for those who enjoy walking and outdoor pursuits. Bourton enjoys excellent transport connections, with regular local bus services and mainline rail links to London Paddington from nearby Kingham Station (approximately 8 miles). Its central Cotswold location provides easy access to Cheltenham, Cirencester, and Oxford, making it a desirable base for both commuters and those seeking a peaceful rural lifestyle.

### DESCRIPTION

The Gables comprises a substantial detached house set in an extremely convenient location just off the village centre in the popular Lansdowne area of Bourton-on-the-Water. The property has a delightful southerly aspect with large mature garden to the rear, ample parking and a tandem garage. The extensive accommodation is arranged over two floors with a double aspect principal reception room, separate study/garden room, kitchen/breakfast room and dining room (or bedroom four if desired) with separate cloakroom on the ground floor. On the first floor there is a master bedroom with en suite bathroom, two further double bedrooms and a large shower room. The property offers considerable scope for further alteration or improvement if desired, subject to any necessary consents.

### Approach

Recessed covered entrance with painted timber front door with leaded light insert to:

### Hall

With stairs rising to the first floor with half landing and below stairs storage cupboard. Casement window to side elevation. Timber doors to:

### Cloakroom

With low level WC, opaque double glazed casement to front elevation and wall mounted wash hand basin.

### Sitting Room

Double aspect with mullioned double glazed casements to front and rear elevations. Cut stone fireplace with built-in gas coal effect fire with recessed display shelving to either side and recessed spotlighting over. Two wall light points.

### Garden Room/Study

With double glazed French doors leading out to the rear terrace and garden. Built-in cupboard with glazed door.

From the hall, opaque glazed timber door to:

### Kitchen/Breakfast Room

Comprising fitted kitchen with a worktop with one and a half bowl stainless steel sink unit with chrome mixer tap, space and plumbing for dishwasher and space and electric point for cooker. Breakfast bar, built-in cupboards and drawers, space for upright fridge/freezer and eye level display shelving with cupboards. Mullioned double glazed casement windows to rear and side elevations. Three quarter height cupboard to one side. Interconnecting archway through to the:

### Utility Room

With separate part opaque double glazed door and casement window to side elevation. Recess housing the Worcester gas-fired central heating boiler and space and plumbing for washing machine. Built-in housemaids cupboard and further built-in cupboards with shelving.

From the hall, beveled edged glazed door to:





#### **Dining Room/Bedroom Four**

With double glazed mullioned casement windows to front elevation with leaded lights. From the hall, stairs rise to the:

#### **First Floor Landing**

With access to roof space, deep study area with porthole window looking out over the rear garden with wall light adjacent. Built-in cupboard with shelving. Door to:

#### **Bedroom One**

With triple aspect with double glazed casement windows to front and rear elevations and two separate casements to the gable end. Built-in wardrobes with shelving and hanging rail. Separate painted timber door to:

#### **En-Suite Bathroom**

With paneled bath with gilt taps and tiled surround, pedestal wash hand basin and low level WC with timber seat. Part tiled walls. From the landing, painted door to:

#### **Bedroom Two**

With mullioned double glazed window overlooking the rear garden. Built-in wardrobes with hanging rail and shelving. Separate double glazed casement window to side elevation. From the landing, painted timber door to:

#### **Shower Room**

Comprising deep walk-in shower with chrome fittings, low level WC and pedestal wash hand basin, Space for full length bath. Part tiled walls and opaque double glazed casement to side elevation. From the landing, painted timber door to:

#### **Bedroom Three**

With mullioned double glazed casement window overlooking the front of the property. Deep built-in cupboard with hanging rail and shelving and further eaves storage beyond.

#### **OUTSIDE**

The Gables is approached via a recessed drive with stone gate pillars leading to an extensive graveled parking area to the front of the house. In turn leading to the adjoining TANDEM GARAGE. The mature gardens are set principally to the south side of the house enjoying a lovely aspect with extensive paved terrace immediately to the rear of the house with seating area. A separate path leads to the side to the adjoining garaging with pedestrian access, single up and over door

and casement window to rear elevation. With power and light.

The principal garden is laid to lawn with sculpted herbaceous borders to either side with mature specimen trees and shrubs in turn leading to a pergola to the far end and backing on to The Naight with access via a pedestrian gate.

#### **SERVICES**

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

#### **LOCAL AUTHORITY**

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

#### **COUNCIL TAX**

Council Tax band F. Rate Payable for 2026/ 2027: £3,356.05.

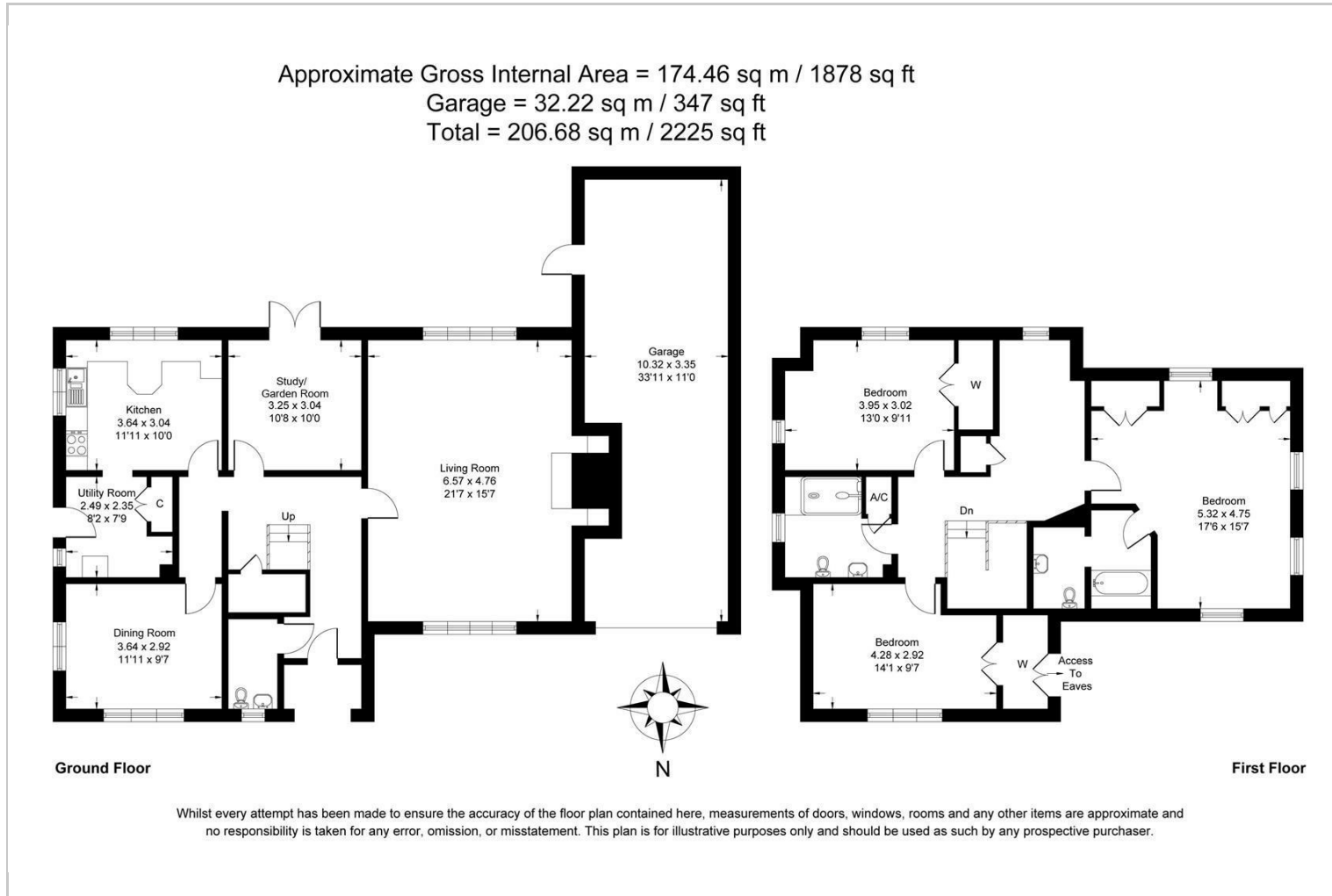
#### **DIRECTIONS**

From our office on the High Street in Bourton-on-the-Water follow the road as if you are heading west out of the village into Lansdowne and The Gables is situated after a short distance on the left hand side, just after The Mousetrap Inn and Mousetrap Lane.

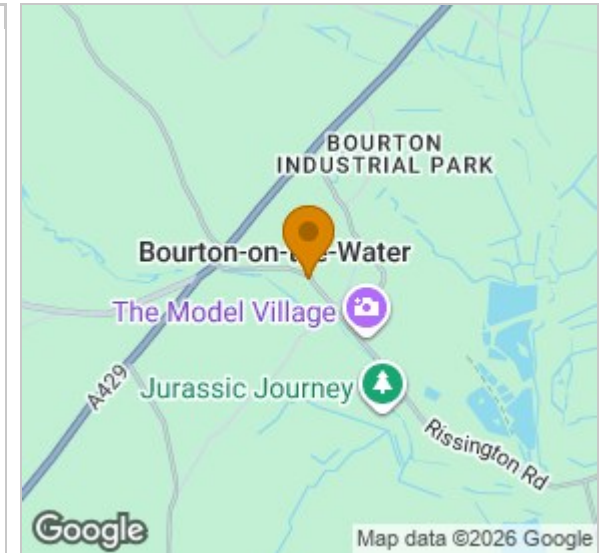
What 3 Words Location: [tulip.falters.describes](https://www.what3words.com/location/tulip.falters.describes)



## Floor Plan



## Area Map



## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	