established 200 years

Tayler & Fletcher

Jacobs House, Station Road

Bourton-On-The-Water, GL54 2ER

Guide Price £710,000

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Jacobs House, Station Road

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NO ONWARD CHAIN. A beautifully presented 5 bedroom detached family house with two en suite shower rooms situated within walking distance of the village amenities and popular Cotswold Secondary School.

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

Jacobs House comprises a beautifully appointed and individually designed detached house occupying a convenient position a short walk from the village centre and close to all of the village amenities, secondary school and leisure centre. The house is constructed of natural Cotswold stone elevations with cut stone quoins set under a reconstituted stone roof. The house is set centrally within a good sized garden and provides bespoke accommodation arranged over three floors with the ground floor comprising a large principal reception room with sliding French doors out to the garden and an interconnecting kitchen and dining room with utility room off and with downstairs cloakroom. On the first floor there is a principle bedroom suite with ensuite shower room, two further bedrooms and a family bathroom. Stairs rise to the second floor with a further guest bedroom suite with ensuite shower room and a separate fifth bedroom. The property has a lovely south westerly aspect and a private gated driveway.

Approach

Covered entrance with solid Oak door with decorative opaque double glazed insert to:

Entrance Hall

With flagstone floor, stairs rising to the first floor and below stairs storage cupboard. Oak door through to:

Cloakroom

With continuation of the stone flooring, low level WC with built in cistern and wall mounted wash hand basin with chrome mixer tap and built in cupboard below. Recessed ceiling spotlighting. From the hall, solid Oak door to:

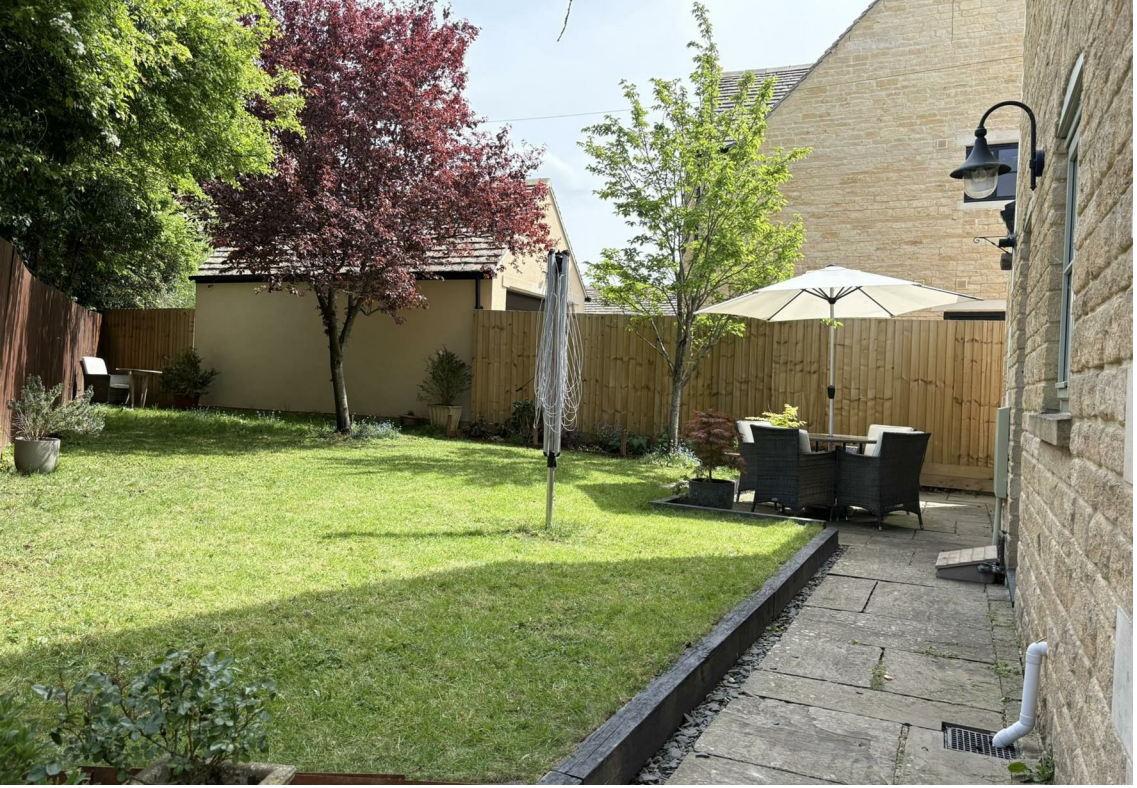
Sitting Room

Double aspect with lantern rooflight to one end and recessed ceiling spotlighting throughout. Oak floor throughout and cut stone fireplace with tiled hearth and woodburning stove. Wide double glazed casement to front elevation and double glazed sliding doors to the rear garden. From the hall, a door leads through to the:

Kitchen/Dining Room

With continuation of the stone floor and triple aspect with double glazed casement windows to front, side and rear elevations. Comprising fitted kitchen with solid Oak worktop with upstands, space for Range cooker with extractor over and built in cupboards to either side. Comprehensive range of below work surface cupboards and drawers, built in Neff dishwasher, space for wine cooler, Belfast sink with chrome mixer tap and separate drinking water tap. Further extensive range of three quarter height units with built in refrigerator, freezer and larder cupboard with spice racks, shelving and drawers.

Dining area with recess with tiled book shelving,



recessed ceiling spotlights throughout. From the kitchen, solid Oak door to:

Utility Room
With further matching Oak worktop with space and plumbing for washing machine and below counter freezer. Built in cloaks cupboard and cupboard housing the gas fired central heating boiler and pressurised hot water cylinder. Further range of eye level cupboards.
From the hall, stair rise to the:

First Floor Landing
With recessed ceiling spotlighting and solid timber door to:

Principle Bedroom
Double aspect with double glazed casement windows to side and rear elevations. Extensive range of built in cupboards with built in dressing table with drawers below,
Further solid Oak door to:

En Suite Shower Room
With stone tiled floor and double glazed casement to side elevation. Matching suite comprising deep walk-in shower with matching stone tiled surrounds, low level WC with built in cistern and wash hand basin with chrome mixer tap and built in cupboards below. Recessed ceiling spotlighting.
From the landing, solid Oak door to:

Bedroom Two
Double aspect with double glazed casements to front and rear elevations. Built in wardrobe.
From the landing, solid Oak door to:

Family Bathroom
With matching suite of stone tiled panelled bath with central mixer tap and separate handset shower attachment with chrome fittings. Built in shower with chrome fittings, WC with built in cistern and wall mounted wash hand basin with chrome mixer tap. Recessed ceiling spotlighting. Double glazed casement window to front elevation.
From the landing, solid Oak door to:

Bedroom Three/Study
With Oak floor throughout, built in wardrobe cupboard to one corner and double glazed casement window to front elevation.
From the landing, stairs rise to the second floor with Velux rooflight over and recessed ceiling spotlighting. Oak door to built in cupboard.
Oak door to:

Guest Suite/ Bedroom Four
In to the eaves with Keylite rooflight, Oak floor and extensive built in wardrobes. Built in chest of drawers.
Oak door through to:

En Suite Shower Room
With tiled floor and part tiled walls, built in wash hand basin with chrome mixer tap, stone tiled surround and shelving. Below counter built in cupboards and drawers. Walk in shower cubicle with stone surround and chrome fittings, low level WC with built in cistern. Keylite rooflight to one side.

Bedroom Five
With Keylite rooflight to rear elevation, Built in chest of drawers.

OUTSIDE
Jacobs House is approached from Station Road via a gravelled private drive with electrically operated gates leading to the parking area to the front of the house. Pedestrian gate to the side leads to the extensive side terrace with York paving throughout with close board timber fencing and outside lights and in turn leading to the rear of the house. Immediately to the rear of the house there is a timber edged paved terrace leading on to the principle lawns with close board timber fencing to both sides.

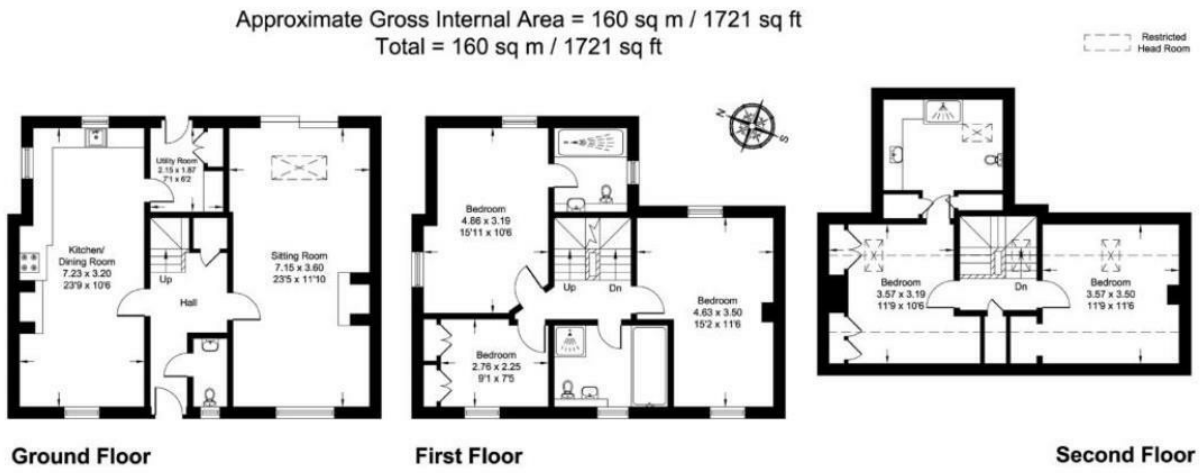
SERVICES
Mains Gas, Electricity, Water and Drainage are connected. Gas fired central heating.

LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band F. Rate Payable for 2026/ 2027: £3,477.99

DIRECTIONS
From the Bourton office proceed down the High Street towards the village green, turning left in to Moore Road. Proceed to the end of the road and turn left on to Station Road. Continue past The Cotswold School where the property will be found after a short distance set back on the right hand side.

Floor Plan

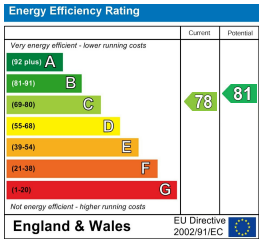


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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