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Tayler & Fletcher



Middle Ground Castlett Street
Guiting Power, Cheltenham, GL54 5US
Auction Guide Price £450,000





Middle Ground Castlett Street

Guiting Power, Cheltenham, GL54 5US

A charming detached period Cotswold stone cottage set in a superb rural position on the edge of the village and offering considerable potential for further improvement, alteration and extension subject to any necessary consents. For Sale by Public Auction on Wednesday 30th July 2025.

FOR SALE BY PUBLIC AUCTION

To be held at the Tayler & Fletcher North Cotswold Sale Room, Lansdowne, Bourton-on-the-Water, Gloucestershire, GL54 2AR on Wednesday 30th July 2025 at 6pm precisely. The turning to the Sale Room is diagonally opposite the Tayler & Fletcher office signposted Royal British Legion (along the driveway past Bourton Land Rover).

LOCATION

Middle Ground is situated on the edge of Guiting Power, a pretty and unspoilt Cotswold village. It benefits from a number of local facilities including village hall, parish church, post office and village stores together with a further general store and The Hollow Bottom and The Farmers Arms public houses. The Cotswold Montessori pre-school and day care can be found in the village and local primary schools at Temple Guiting (3 miles) and Cold Aston (4 miles). Bourton on the water is 5.5 miles and has a wider range of facilities including a supermarket, convenience store, other local shops together with the well-respected Cotswold Secondary school, which also has an affiliated leisure centre. Cheltenham is 13 miles and has a comprehensive range of shops and services including cinemas and the Everyman Theatre. It also hosts a range of annual festivals including the National Hunt in March and Literature, Music and Cricket festivals. There are mainline rail services from Moreton-in-Marsh 11 miles or Kingham 13 miles.

DESCRIPTION

Middle Ground comprises a charming detached Cotswold stone cottage that has been in the current ownership for approximately 45 years. The property occupies a superb setting on the edge of the village with lovely views over the immediately adjoining farmland and high Cotswolds. The property requires updating and offers considerable potential for further alteration and/or extension subject to any necessary consents. The current accommodation is arranged over three floors with a kitchen/dining room and sitting room on the ground floor, 2 bedrooms and a bathroom on the first floor and an attic room and bedroom on the second floor. There is an adjoining workshop/utility room and a wood store. The property has a good sized mature garden with a further dilapidated shed and to the far end a modern detached double garage, with parking and access. There is a further pedestrian access to the side of the house.

The accommodation is arranged as follows: Glazed painted timber front door to

Kitchen / Dining Room

with wide former fireplace with stone surround and timber bressumer, casement window to front elevation, a sink unit and a small worktop with cupboards below and wall mounted cupboards over. Electric point for cooker. Stairs to first floor. From the kitchen, a doorway leads through to the sitting room with

Sitting Room

with wide stone fireplace with heavy timber bressumer over, casement window and glazed painted timber door to front elevation.

From the Kitchen, stairs with timber balustrade rise to the

First Floor landing

with doors to

Bedroom 1

with built in cupboard and casement window to front elevation. Beamed ceiling.

From the landing door to

Bedroom 2

With casement window to front elevation.

From the landing door to

Bathroom

with panelled bath, WC and wash hand basin. Window to side elevation.

From the landing stairs rise centrally to the

Second Floor Landing

with wall mounted oil fired central heating boiler, balustrade, casement window to front elevation and door to

Bedroom 3

With casement window to front elevation, exposed timber A frame and purlins.

Outside

The property is approached via a pair of 5 bar gates in turn leading to a gravelled parking area, with a DETACHED DOUBLE GARAGE with two single up and over doors. Steps lead down to the principal gardens, laid mainly to lawn with a detached store to one side and bordered partly by clipped hedging and partly by Cotswold stone wall with the adjoining field. A path leads through the garden to the front door, and also to the ATTACHED UTILITY / STORE with timber door and casement windows to side and rear elevations.

A separate pedestrian path leads from Castlett Street, via a pedestrian gate to the side of the house and to the front. There is a LEAN-TO LOG STORE to the side of the house.

VIEWING

Strictly by prior appointment via our Bourton-on-the-Water Office. Tel: 01451 820913.

TENURE & POSSESSION

Freehold with Vacant possession upon completion.

SERVICES

Mains Electricity, Water and Drainage are connected.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax band E. Rate Payable for 2025/ 2026: £2,675.00

SPECIAL CONDITIONS

These will be available from the Vendor's Solicitors offices fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

RESERVE PRICE

The property will be offered for sale subject to an undisclosed Reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve Price. The Vendors also reserve the right to sell or withdraw the property prior to auction.

ANTI MONEY LAUNDERING

The successful purchaser will be required to provide proof of identity to satisfy the Money Laundering Regulations. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

COMPLETION

On the fall of the hammer, the purchaser will be required to sign the contract in the sale room and pay ten percent deposit by cheque or bankers draft (not cash). Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of purchase monies are due.

ADMINISTRATION FEE

The successful purchaser will be liable for an administration charge of £1,000 plus VAT, payable to Tayler & Fletcher.

VENDOR'S SOLICITOR

Kendall & Davies, Station Road, Bourton-on-the-Water, Cheltenham, Gloucestershire GL54 2AA (Mrs Marie Bannister) E: marie.bannister@kendallanddavies.co.uk T: 01451 820277 (office)

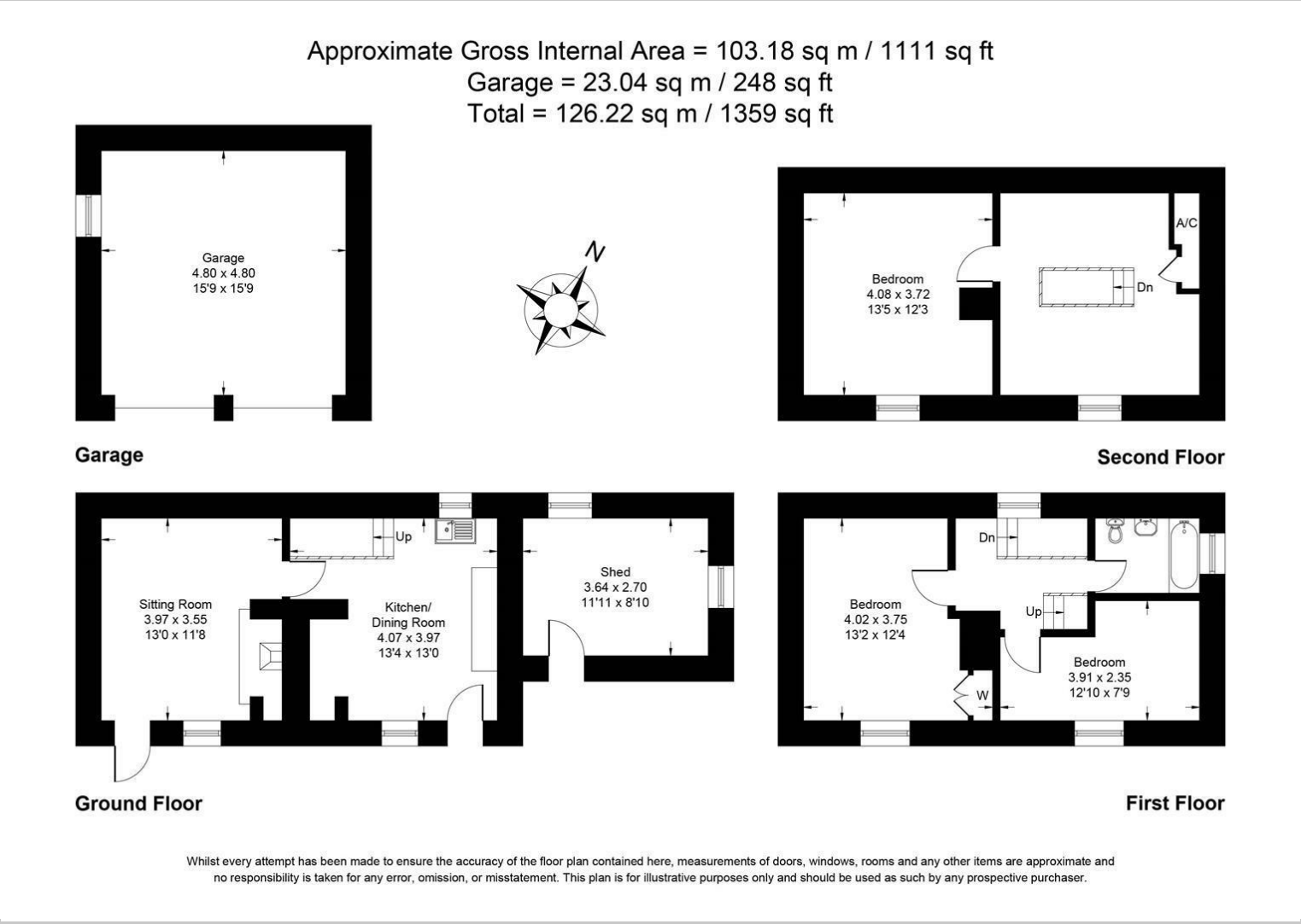
DIRECTIONS

From our Bourton-on-the-Water office proceed out of the village along Lansdowne, turning right onto the A429 Fosseway and then immediately left onto Buckle Street. Continue straight over at the crossroads then take the first left signposted Guiting Power and Winchcombe. Proceed to the end of the road then turn left and at the end of that road turn right and then first left signposted Guiting Power and Winchcombe. Follow the road into the village, passing the Church on your left and continue through the village past The Farmers Arms and War Memorial, immediately after the Village Shop bear right into Castlett Street and Middle Ground will be found after a short distance on your right hand side opposite Castlett Lodge.

What3Words: wobbles.allow.famous



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.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

