established 200 years

Tayler & Fletcher



Garden Cottage, Marshmouth Lane

Bourton-On-The-Water, GL54 2EE

Guide Price £600,000

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A beautifully presented detached 2 bedroom Cotswold stone bungalow with master en suite, family bathroom, ample parking and single garage currently subdivided to create a study/studio and situated in a sought after location just off the centre of the village of Bourton-on-the-Water.

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

Garden Cottage comprises a beautifully appointed detached Cotswold stone bungalow occupying a superb position on Marshmouth Lane within easy level walking distance of the village centre and all of the local amenities. The accommodation is very well presented with two double bedrooms, one en-suite and family bathroom, a large principal kitchen/Breakfast room with a lovely aspect out of the courtyard garden and a further interconnecting sitting room and dining room with double glazed French doors to the front courtyard. The property has also recently been improved with conversion of half of the garage to a studio / study, the remainder retaining the up and over door and providing useful storgage. (this could be reinstated as a garage if desired).

Approach

Recessed covered entrance with outside light. Painted timber door with glazed insert and glazed panels either side leading to:

Entrance Hall

Wide reception hall with access to roof space, door to airing cupboard with pine slated shelving and pressurised hot water cylinder. Painted timber door to:

Utility Room

Worktop with stainless steel sink unit with chrome mixer tap and built-in cupboard below, space and plumbing for washing machine, wall mounted eye level cupboard and display shelving. Double glazed casement overlooking the rear courtyard. Electricity fuse board and heating/hot water time clock. Painted timber door to studio.

From the Hall, painted timber door leads to:

Kitchen/Breakfast room

Fitted kitchen comprising 1 and 1/2 bowl sink unit with chrome mixer tap, tiled splashback, 4 ring gas hob and a comprehensive range of below surface cupboards and drawers, built-in dishwasher, 3/4 high unit to one side with built-in Indesit double oven/grill with cupboards above and below, space for upright fridge freezer, extractor over hob and range of eye level cupboards, glazed cupboard, Double glazed casement overlooking the parking area.
Dining area with wide double glazed casement windows and glazed door to courtyard (South and west facing). Recessed ceiling spotlighting, painted timber door to larder cupboard with shelving and space for freezer.

From the Hall, a pair of glazed doors lead to:















Dining Room
With recessed ceiling spotlights interconnecting with the sitting room with double glazed French doors and glazed panels to either side. A feature stone fireplace with gas coal effect fire, double glazed casement to rear elevation, two wall light points.

From the Hall, painted timber door to:

Bedroom 1
Wide double glazed casement windows overlooking the rear courtyard, extensive built in wardrobes with hanging rail and shelving. A further double glazed casement to rear elevation and painted timber door to en-suite shower room with deep shower cubicle, low level WC, pedestal wash hand basin with tiled splash back and vertical heated chrome towel rail, opaque glazed casement to rear elevation, recessed ceiling spotlighting.

From the Hall, painted timber door to:

Bedroom 2
Double glazed casement to side elevation, extensive built-in wardrobes with sliding doors, hanging rail and shelving.

From the Hall, painted timber door to:

Family Bathroom
With 'P' shaped bath with curved shower screen and separate wall mounted shower, low level WC, pedestal wash hand basin, opaque double glazed casement overlooking the courtyard garden, part tiled walls, fitted medicine cabinet and chrome heated towel rail.

From the hall, door to

Studio / Study
With door to rear elevation, built in storage and door to garage. Wall mounted gas fired central heating, painted timber door with double glazed inserts leading to rear courtyard.

OUTSIDE
Garden Cottage is approached from Marshmouth Lane with a wide tarmacadam driveway with curved paved terrace and path leading to front door and driveway leading to the former integral single garage. now with up and over door, but subdivided to create the study/studio. Set to the front of the house is a private paved garden bordered with Cotswold stone walls and feature planting. French doors leading to the sitting room and glazed door leading to Kitchen/Breakfast room.

Set to the rear of the house is a rear courtyard garden with paved yard area, detached shed and access from the utility room or alternatively to the side of the house with a further detached summerhouse to one corner.

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

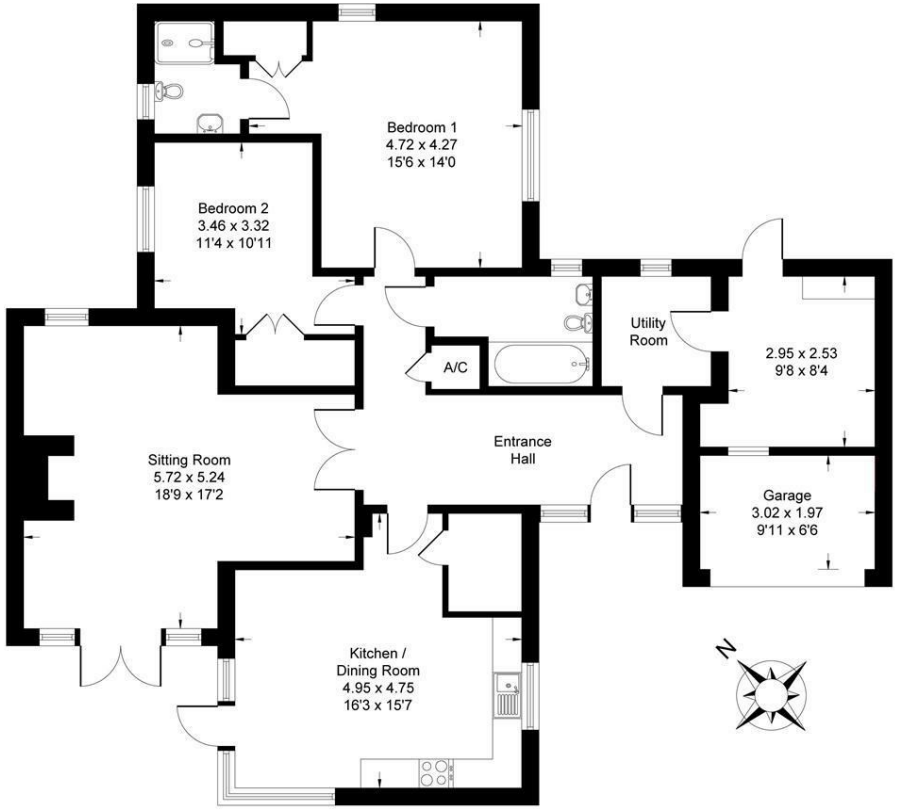
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band E. Rate Payable for 2026/ 2027: £2,942.91.

DIRECTIONS
From our Bourton Office proceed in an easterly direction past the village green and at the junction with Rissington Road, bear right towards The Rissingtons. Pass Birdland and the village car park and take the next right hand turn in to Marshmouth Lane. Garden Cottage can be found after approximately 100m on the left hand side.

Floor Plan

Approximate Gross Internal Area = 113.02 sq m / 1217 sq ft
Garage = 5.95 sq m / 64 sq ft
Total = 118.97 sq m / 1281 sq ft



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

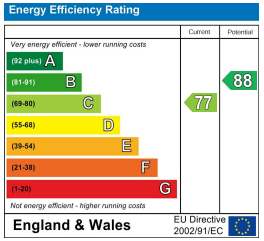
Area Map





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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London House High Street, Bourton-on-the-Water, Gloucestershire, GL54 2AP
Tel: 01451 820913 Email: bourton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk