established 200 years

Tayler & Fletcher

Pebbles, 1 The Whitmores

Lower Slaughter, GL54 2JX

Guide Price £795,000

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An individual detached Cotswold stone house with flexible accommodation arranged over two floors with a double garage and South facing garden set on the edge of the village.

LOCATION

Lower Slaughter is acknowledged as one of the most beautiful villages within the Cotswolds having many buildings of architectural interest and the shallow River Eye flowing through its centre. There is a fine old water mill, parish church, two hotels which are open to non residents and a petrol station and convenience store just outside the village. Bourton-on-the-Water (2 miles) provides a good range of shops suitable for everyday requirements including supermarkets, together with the Cotswold School which has an affiliated sports centre. Similarly Stow-on-the-Wold (4 miles) has a good range of shops, boutiques and hostelries. There is a main line station at Kingham which has a service to London Paddington via Oxford. Cheltenham (18 miles) is the principal commercial and cultural centre in the area, being an attractive regency spa town with extensive high street and out of town retailing, together with a multiplex cinema, two theatres and many restaurants. It is home to annual festivals of Music, Literature, Jazz, Cricket and Science and has an extensive range of sporting facilities and clubs, both public and private, as well as being renowned for the annual Cheltenham National Hunt Festival.

DESCRIPTION

Pebbles comprises a substantial detached Cotswold stone house built in 1988 and in the same family ownership since new. The property is set at the entrance of a small bespoke development of just seven houses and occupying a lovely mature setting including some impressive trees and a particularly fine Wellingtonia. The house has been in the current ownership since being built in 1988 and provides flexible accommodation arranged over two floors with a wide central hall, a separate dining room, and a sitting room interconnecting with a conservatory with a lovely aspect out over the south facing garden. There is also a kitchen/breakfast room, utility room and cloakroom and the adjoining double garage. On the first floor there is a principal bedroom with en suite and dressing area, together with two further double bedrooms and a family bathroom. The house has a wide gravelled forecourt and gardens principally to the side and rear. The house has been updated and improved over the years but some further alteration and updating may be desirable.

Approach

Covered entrance with outside light. Solid timber door with glazed insert to:

Reception Hall

With stairs rising to the first floor, below stairs storage cupboard and beamed ceiling. Opaque leaded light casement connecting into the dining room and timber door to:

Cloakroom

With low level WC, wash hand basin with chrome mixer tap and built-in cupboard below. Water softener, tiled walls and leaded light casement to front elevation.
From the hall, solid timber door to:

Kitchen/Breakfast Room

With bespoke fitted kitchen comprising one and a half bowl sink unit with chrome mixer tap with marbled worktop and matching upstand. Five ring Neff halogen hob with glazed splash back and brushed stainless steel extractor over. Comprehensive range of below work surface cupboards and drawers, incorporating a built-in Neff dishwasher, built-in refrigerator and freezer. Three quarter height unit to one side with built-in Neff double oven/grill with cupboards above and below and roller larder drawer to side. further matching worktop and breakfast bar with built-in cupboards below and glazed fronted display cabinets over. Further matching dresser unit with built-in drawers and cupboards below and display cupboards over. Double aspect room with double glazed leaded light casements to front and rear elevation. Recessed ceiling spotlighting ad painted timber beams. Wall mounted electricity fuse box.
From the kitchen, solid timber door to:

Rear Utility Room

With separate pedestrian door leading out to the rear garden, tiled floor and double glazed casement to the front elevation. Space and plumbing for washing machine and separate solid timber door interconnecting to the DOUBLE GARAGE.
From the reception hall, solid timber door to:

Sitting Room

With cut stone fireplace and outer surround fitted with a wood burning stove with display shelving and built-in shelving and TV position to side. Double glazed casement window overlooking the rear courtyard and double glazed sliding French doors to the:

Conservatory
With tiled floor, dwarf walls and double glazed casements with a solid roof over. French doors leading out to the rear garden. Enjoying a lovely aspect out over the South facing rear garden.
From the reception hall, solid timber door to:

Dining Room
Double aspect with double glazed casements to the side and front elevations. Faux beamed ceiling and opaque glazed leaded light casement to reception hall.
From the hall, stairs with half landing and deep picture window to side elevation rise to the:

First Floor Landing
With timber balustrade and handrail. Access to roof space. Solid timber door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving.
Door to:

Bedroom One
With wide double glazed casement window with leaded lights with a lovely view overlooking the rear garden. Range of built-in wardrobe cupboards with hanging rails and shelving. From the bedroom, solid timber door to:

En Suite Shower Room
With deep walk-in shower with glazed panels and chrome fittings, low level WC with inset system and inset oval wash hand basin with chrome mixer tap and built-in cupboards. Double glazed casement window overlooking the rear garden. Recessed ceiling spotlighting.
From the landing, solid timber door to:

Bedroom Two
With double aspect with double glazed casements to side and rear elevation. Extensive range of built-in wardrobes with hanging rails and shelving.
From the landing, door to:

Bedroom Three
With double glazed casement window to the side elevation.
From the landing, door to:

Family Bathroom
With matching suite of low level WC, paneled bath with chrome mixer tap and inset oval wash hand basin with chrome mixer tap and built-in cupboards below. Corner shower with curved glazed doors and chrome fittings. Fully tiled walls. double glazed casement window to the front of the property.

OUTSIDE
Pebbles, is approached from the Whitmores with a wide gravelled drive to the front and in turn leading to the front door. A pedestrian gate leads around the front of the property to the rear garden. Two solid single up and over doors (electrically operated) lead to the DOUBLE GARAGE with wall mounted gas fired central heating boiler. Set to the side of the garage a solid door leads to a storage shed with corrugated translucent roof. The gardens are set principally to the rear of the house and are accessed either via the pedestrian gate to the front, the rear door from the house or the French doors from the conservatory. The garden is South facing with a paved terrace immediately to the rear of the house in turn leading to the principal gardens laid mainly to lawn with a mature Beech to the far end and mature herbaceous shrubs and borders surrounding.

SERVICES
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating. Integral central vacuum system installed.

COUNCIL TAX
Council Tax band G. Rate Payable for 2026/ 2027: £3,872.83.

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

DIRECTIONS
From Bourton-on-the-Water take the A429 Fosseway in the northerly direction towards Stow-on-the-Wold and take the left hand turning towards Lower Slaughter. Follow the lane into the village and The Whitmores can be found on the right hand side just as the roads bends around to the left at the entrance to the village.

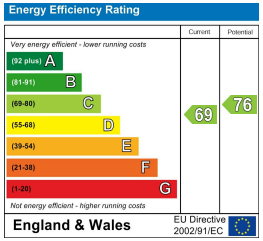
What 3 Words Location: ame.harnessed.noted

Floor Plan

Approximate Gross Internal Area = 149.0 sq m / 1604 sq ft
Garage = 27.0 sq m / 291 sq ft
Shed = 4.0 sq m / 43 sq ft
Utility = 6.0 sq m / 64 sq ft
Total = 186.0 sq m / 2002 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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