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Tayler & Fletcher



Rose Cottage, Lansdowne
Bourton-on-the-Water, GL54 2AR
Guide Price £535,000





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No Onward Chain. A charming Cotswold stone cottage providing surprisingly spacious accommodation with two formal reception rooms, a kitchen / breakfast room and cloakroom on the ground floor, with three bedrooms, a shower room and bathroom on the first floor with parking, gardens to front and rear, a separate stone outbuilding and a lovely southerly aspect set just off the village centre.

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

Rose Cottage comprises a charming Cotswold stone cottage, much enjoyed by the current owner with spacious accommodation arranged over two floors comprising a large sitting room to the front, a separate dining room and fitted kitchen/breakfast room with a separate cloakroom on the ground floor. On the first floor there are two good sized double bedrooms, a bathroom, separate shower room and a further third bedroom. Set to the front of the house is a paved parking area for two cars, with a further front garden and paved seating area enjoying the southerly outlook. Set to the rear of the house is a covered veranda, with further private garden and a separate outbuilding / utility

and store room. There is a separate pedestrian access to the footpath to the rear.

Approach

Gabled entrance porch with stone tiled roof. Painted timber front door with glazed casements to:

Sitting Room

With stone fireplace with firehood and timber bressummer with open fireplace and stone hearth. Two double glazed sash windows to the front elevation. Four wall light points and doorway through to the:

Staircase Hall

With stairs rising to the first floor. Built-in cloaks cupboard and interconnecting to the:

Kitchen/Breakfast Room

With fitted kitchen comprising sink unit with chrome mixer tap set in a Quartz effect worktop with four ring halogen hob with tiled splash back. Comprehensive range of below work surface cupboards and drawers incorporating a built-in dishwasher. Three quarter height unit to one side with built-in double oven, grill and combi-microwave, built-in refrigerator to side with built-in cupboard over. Range of eye level cupboards and extractor over hob. Further range of built-in cupboards, one housing the electricity meter and fuse box. Double glazed casement to rear elevation and separate fully double glazed door leading out to the rear garden. Tiled floor and recessed ceiling spotlighting.

From the kitchen, archway interconnects through to the:

Dining Room

With two pairs of double glazed casement windows overlooking the rear garden. Two wall light points and former fireplace with hearth (inoperative). From the staircase hall, stairs with half landing and painted balustrade rise to the:

First Floor Landing

With access to roof space. Painted timber door to:

Bedroom One

With double glazed casement window overlooking the rear garden.

Bedroom Two

With double glazed sash window to the front elevation and with built-in cupboard with hanging rail and shelving.

From the landing part etched glazed painted timber door to:

Bedroom Three

With sash window to front elevation and currently used as a study.

From the landing, painted timber door to:

Bathroom

With matching suite comprising panelled bath with gilt mixer tap and handset shower attachment, inset oval wash hand basin with gilt taps and cupboards below. Bidet and low level WC. Part tiled walls. Opaque double glazed casement window to rear elevation. Heated towel rail.

From the landing, door to separate:

Shower Room

With built-in shower, low level WC with built-in cistern and oval inset wash hand basin with chrome mixer tap and built-in cupboards below.

OUTSIDE

Rose Cottage is approached from Lansdowne via a paved parking area with parking for two cars with a pedestrian gate leading through a Cotswold stone wall to the principal front garden. With central path leading up to the front door with lawn to either side and herbaceous shrubs and plants, pergola style fence with Rose arch over leading to a

lovely south facing paved terrace with herbaceous borders surrounding. Set to the rear of the cottage and accessed from the kitchen is the rear garden partly paved and with lawn and herbaceous borders surrounding. A separate pedestrian gate leads out to a path to the rear of the property. Set to the side is a substantial detached Cotswold stone outbuilding with reconstituted stone roof and with space and plumbing for washing machine and drier, built-in shelving and space for upright fridge/freezer. Attached to the rear of the cottage is a lovely covered veranda providing storage.

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 D. Rate Payable for 2026/ 2027: £2,407.84.

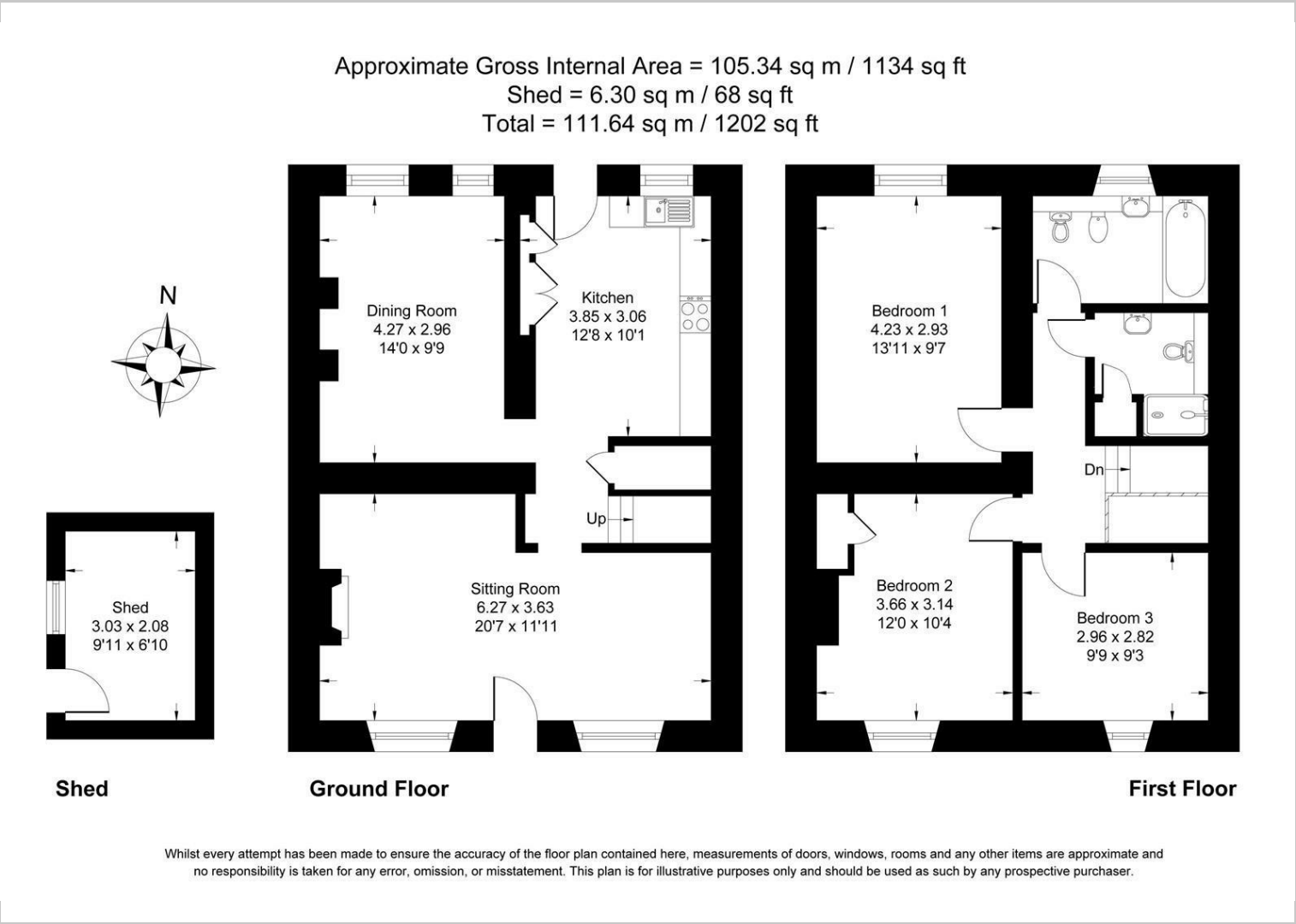
DIRECTIONS

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

What 3 Words Location: [clerk.scouting.port](https://www.what3words.com/clerk.scouting.port)



Floor Plan

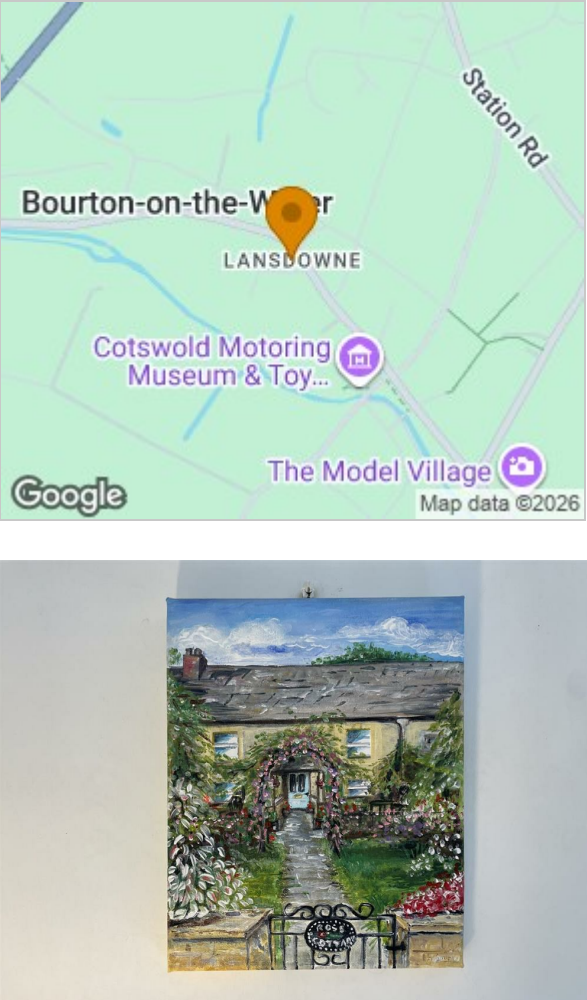


Viewing

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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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	