

established 200 years

# Tayler & Fletcher



Pike House Fosseway, Lower Slaughter  
, Cheltenham, GL54 2EY  
Guide Price £450,000



# Pike House Fosseway, Lower Slaughter , Cheltenham, GL54 2EY

An extended detached Cotswold stone cottage with flexible accommodation, ample parking and a substantial detached double garage and workshop, with a good sized private garden.

## LOCATION

Pike House is situated on the Fosseway between Lower Slaughter and Bourton-on-the-Water adjacent to farmland. Basic daily supplies are available from the Lower Slaughter garage while a more comprehensive range of facilities may be found in nearby Bourton-on-the-Water and Stow-on-the-Wold including supermarkets, doctors, shops, restaurants and pubs. There is also excellent primary and secondary schooling with the Cotswold School at Bourton. The picturesque Cotswolds provide excellent outdoor leisure pursuits while the cultural centres of Oxford, Cheltenham and Stratford are all within easy travelling distance.

## DESCRIPTION

Pike House is situated on the edge of Lower Slaughter and comprises a surprisingly spacious detached property with an open plan kitchen / breakfast room, a large principle living room with wood burning stove, 2 bedrooms and a shower room on the ground floor, with a good sized principle bedroom on the first floor. There is a private courtyard garden to the side together with ample parking and a large detached double garage and workshop building. Double gates lead through from the parking area to a good sized mature and private garden. The property offers further potential subject to any necessary consents.

## Approach

Part glazed painted timber door to:

## Side Lobby

With casement windows to the rear elevation, exposed stone walls and triple glazed upvc door with matching window to side leads to the:

## Kitchen/Breakfast Room

With marble worktop, archway interconnecting to the kitchen and triple glazed casements to the rear and side elevations. Fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap and tiled splash back. Comprehensive range of below work surface cupboards and drawers, space and plumbing for washing machine and drier. Space and electric point for cooker, range of eye level cupboards. Further three quarter height unit to one side with pine slatted shelving and housing the electricity fuse box. Recessed ceiling spot lighting.

From the breakfast area, pine door interconnects through to the:

## Inner Hall

With wide archway and second archway leading to the stairs for the first floor. The principle archway leads to the:

## Sitting Room

With exposed Cotswold stone walls, central fireplace with Villager woodburning stove with plinths to either side. Three triple glazed casement windows to the front elevation, beamed ceiling, further former fireplace to the other end. Four wall light points.

From the sitting room, glazed pine door to:





### Further Reception Room/Bedroom

#### Three

With triple glazed casement windows to front and side elevations, recessed ceiling spotlighting.

From the inner hall, pine door to:

#### Shower Room

With deep walk in shower with Chinese slate tiled walls, chrome fittings, pedestal wash hand basin with matching tiled splash back and low level WC with timber seat. Wall mounted Worcester gas fired central heating boiler, Opaque triple glazed casement back through to the side lobby. Velux rooflight over.

From the inner hall, pine door to:

#### Bedroom Two

With triple glazed casement through to the outer lobby and Velux roof light over. From the inner hall, staircase with open tread timber stairs with handrail and exposed stone walls with display niche rise to the:

#### First Floor Landing

With triple glazed casement to the side elevation and with a timber door through to:

#### Bedroom One

With triple glazed casement window to front elevation and Velux roof light to rear elevation. Built in wardrobes.

#### OUTSIDE

Pike House is approached from the Fosseway via a drive and 6 bar gate in turn leading to the tarmacadam parking area for multiple vehicles. With a Cotswold stone wall to the front with a gravelled terrace and well with herbaceous borders to the front. A pathway continues around the side of the house with a gateway leading to a small private courtyard garden to the rear with raised paved terrace, water feature and with clipped evergreen shrubs and plants. Set to the side of the property is a substantial DOUBLE GARAGE and

WORKSHOP of Cotswold stone elevations under a pitched reconstituted stone roof with two pairs of double garage doors and a separate pedestrian door to the side. The double garage has power and light and access to eaves storage.

From the parking area a pair of double wrought iron gates lead through to the principal garden laid mainly to lawn and surrounded by shrubs and trees, with a substantial detached storage shed to one side. To the side of the drive there is a lovely mature tree set in a gravelled border.

#### SERVICES

Mains electricity, gas and water. Private drainage. Gas fired central heating. There are solar panels fitted on the roof of the property.

#### COUNCIL TAX

Council Tax band D. Rate Payable for 2025/ 2026: £2,209.94

#### LOCAL AUTHORITY

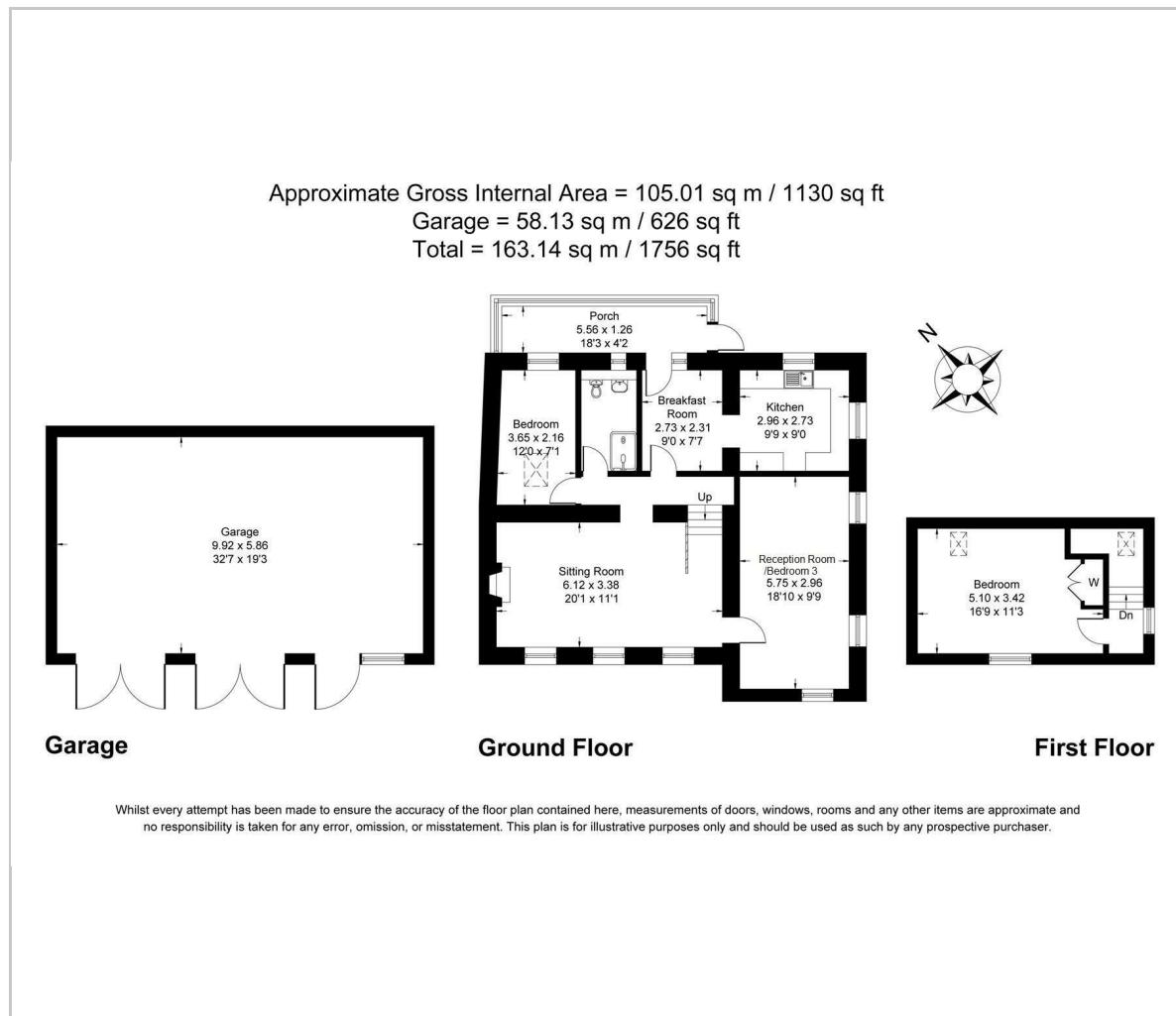
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

#### DIRECTIONS

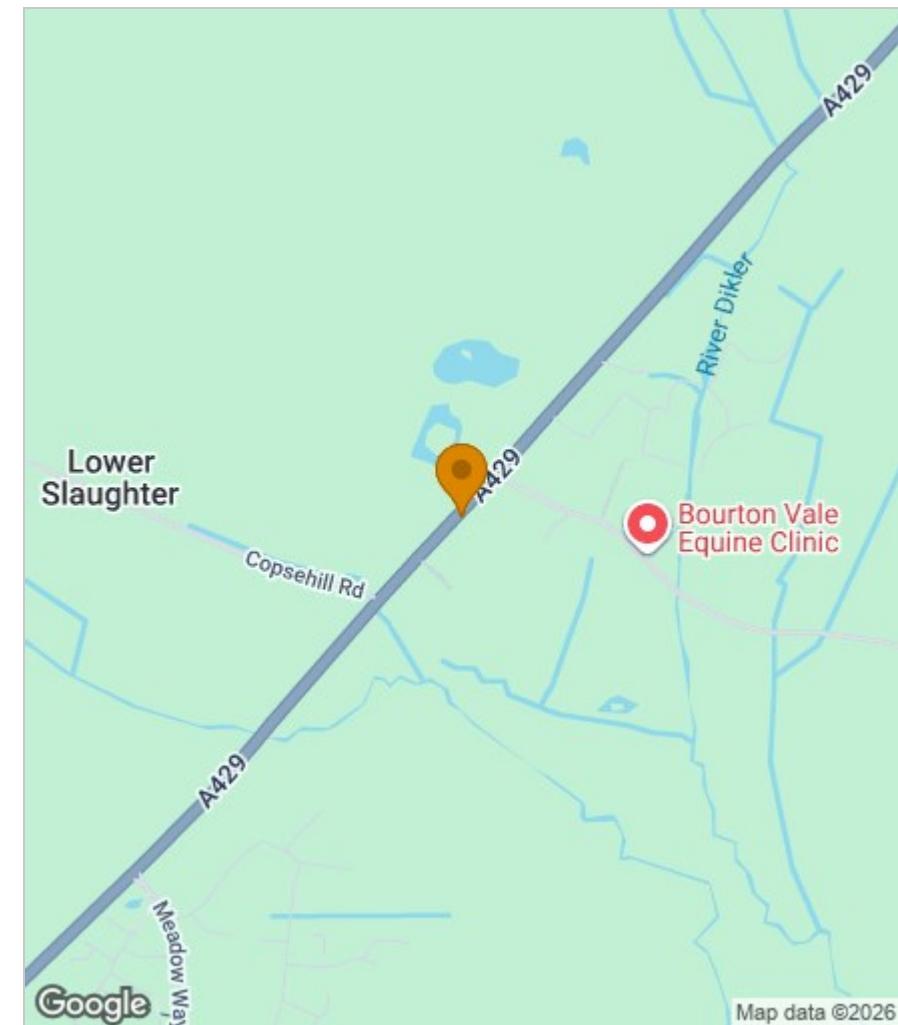
From the Bourton office of Tayler & Fletcher head out of the village to the Fosse Way. Turn right on to the Fosse Way (A429) heading towards Stow, continue on the A429 for approximately just over a mile and Pike House is situated on the right hand side, opposite the left turn to The Slaughters.

What3Words: //lunching.equal.waxer

## 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			57
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales