established 200 years

Tayler & Fletcher

Ashburnham, Mouse Trap Lane

Bourton-On-The-Water, GL54 2AU

Guide Price £785,000

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Ashburnham, Mouse Trap Lane

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For sale with NO ONWARD CHAIN. A substantial four-bedroom detached home in a sought-after village setting, offering spacious accommodation, mature gardens and ample parking.

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

Ashburnham comprises a substantial detached house of brick elevations under a plain concrete tiled roof occupying a peaceful and popular position just off the village centre and enjoying extensive parking and lovely mature gardens and grounds. The property has well planned accommodation arranged over two floors with a double aspect sitting room with conservatory off, a large central dining hall with study off together with an Aga kitchen, front hall, utility and cloakroom on the ground floor. On the first floor there is a master bedroom with en suite bathroom, three further double bedrooms and a family shower room. The property is offered for sale with no onward chain.

Approach

Glazed paneled front door with matching panels to either side with outside light and ornate portico over lead to the:

Entrance Hall

With dado rail, two wall light points and painted timber door to:

Cloakroom

With low level WC with timber seat and pedestal wash hand basin. Opaque double glazed casement window to front elevation.
From the hall, glazed paneled door to the:

Dining Room

With interconnecting archway and wide double glazed casement window overlooking the rear garden. Recessed built-in cupboard with glazed doors and glazed display shelving. Painted timber door to below stairs storage cupboard and further built-in cupboards, one housing the Glow-worm gas-fired central heating boiler.
From the dining room, painted timber door through to the:

Sittiing Room

Dual aspect with double glazed sliding doors to the rear garden and a wide double glazed picture window to the front elevation. Dado rail and three wall light points. Decorative cut stone fireplace fitted with a gas coal effect fire. Pair of glazed French doors leading out to the:

Conservatory

With brick dwarf walls with double glazed casements over under a pitched translucent roof.
From the dining room, beveled edged glazed painted timber door to:

Study

Double aspect with double glazed casements to rear and side elevations. Arched recess with book shelving.
From the dining room, painted timber door through to the:

Kitchen
Double aspect with double glazed casements to side and rear elevations, two oven green gas fired Aga, worktop with four ring gas hob and range of below work surface cupboards and drawers incorporating a Bosch dishwasher. Sink unit with mixer tap, tiled splash back, eye level cupboard and brushed stainless steel extractor over hob. Further matching work surface with comprehensive range of cupboards below, three quarter height unit to one side and range of eye level cupboards and display shelving. Recessed ceiling spotlighting and painted timber door through to:

Utility Room
With opaque double glazed paneled door to the front of the property and double glazed casement window to side elevation. Worktop with stainless steel sink unit with chrome taps, built-in cupboards below and space and plumbing for washing machine. Space for upright fridge/freezer. Tiled floor. Recessed ceiling spotlights.
From the dining room, stairs with painted timber balustrade with timber hand rail and double glazed casement to front elevation rise to the:

First Floor Landing
With access to roof space, further double glazed casement to front elevation and deep built-in airing cupboard with foam lagged hot water cylinder and pine slatted shelving.
Painted timber door to:

Bedroom One
With two Velux roof lights to the front elevation, extensive range of built-in wardrobes with hanging rail and shelving, matching bedside cabinets and dressing table. Access to roof space and further storage. Recessed ceiling spotlighting.
Painted timber door to:

En Suite Bathroom
With Velux roof light to rear elevation, oval inset wash hand basin with built-in cupboards below, low level WC (Saniflow) and paneled bath with chrome taps and Mira electric shower. Heated towel rail and louvred doors to eaves storage. Recessed ceiling spotlighting.
From the landing, painted timber door to:

Bedroom Two
With wide double glazed casement window overlooking the rear garden.

Bedroom Three
With wide double glazed casement windows to the front elevation, extensive built-in storage units and cupboards.

Shower Room
Comprising matching suite of deep glazed shower cubicle with Mira shower, oval inset wash hand basin with built-in cupboards below, low level WC with built-in cistern and a bidet. Range of eye level cupboards and tiled walls. Chrome heated towel rail and double glazed casement window overlooking the rear garden.
From the landing, painted timber door to:

Bedroom Flour
With wide double glazed casement window overlooking the rear garden. Extensive range of built-in cupboards and vanity unit with drawers to either side.

OUTSIDE
Ashburnham is approached over a shared private drive and in turn leading to a pair of timber gates to the extensive parking area to the front of the house. Access from either side of the property leads to the private gardens with paved terrace immediately to the rear of the house and in turn leading to the beautiful mature gardens and grounds. With a central graveled path leading through to a beautiful Copper Beech with herbaceous borders to either side, extensive lawns, clipped Beech hedging and pergola. Set to the corner is a productive vegetable garden and there is a further terraced area with brick dwarf wall surrounding adjacent to the conservatory.

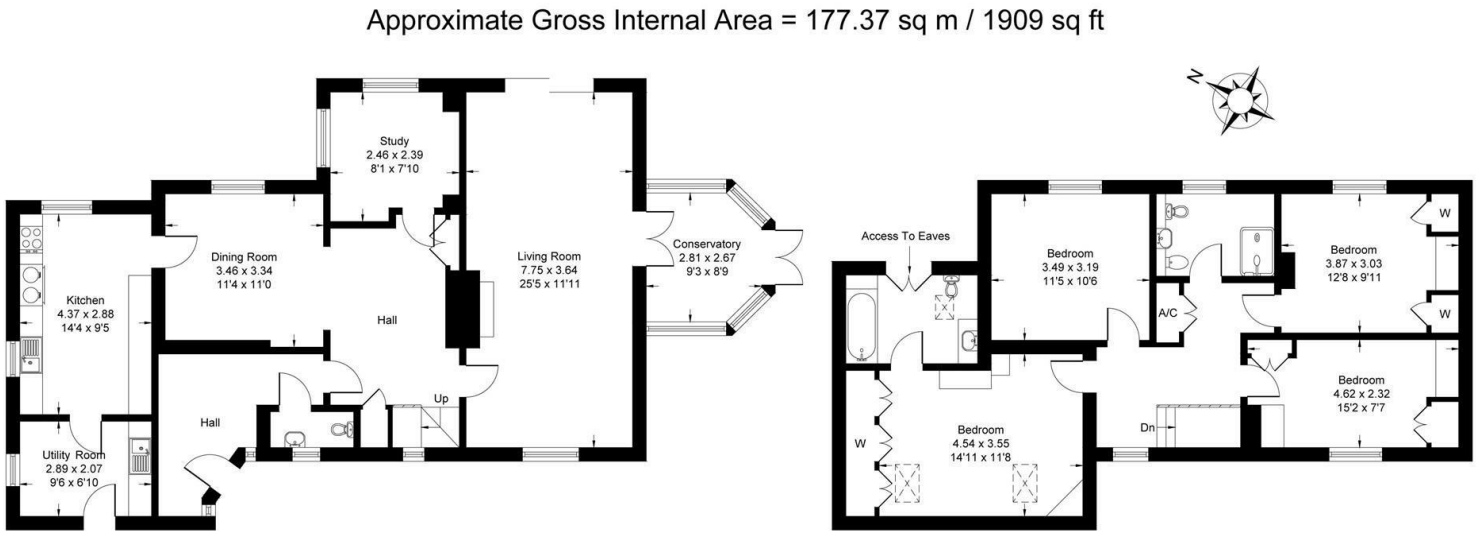
SERVICES
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

COUNCIL TAX
Council Tax band F. Rate Payable for 2026/ 2027: £3,477.99.

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

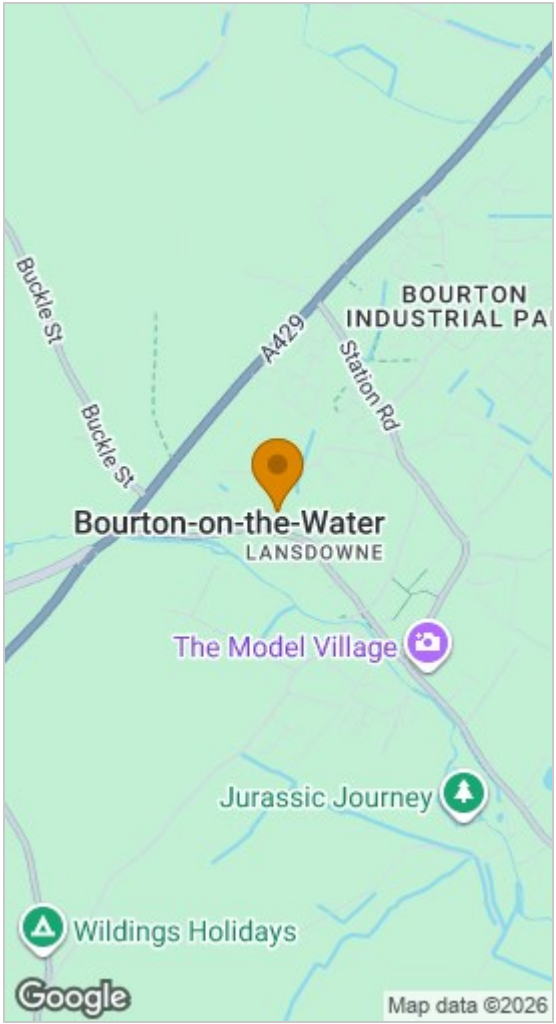
DIRECTIONS
From the Bourton-on-the-Water office proceed in a westerly direction along Lansdowne, where Mouse Trap Lane will be found on the right hand side (just past The Mousetrap Inn). Turn in to Mouse Trap Lane and Ashburnham can be found at the end of the lane along the private drive.

Floor Plan



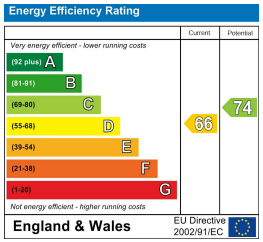
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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