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# Tayler & Fletcher



**Bourton Croft Cottage, Victoria Street**

Bourton-On-The-Water, Cheltenham, GL54 2BX

**Guide Price £695,000**



# Bourton Croft Cottage, Victoria Street

**Bourton-On-The-Water, Cheltenham, GL54 2BX**

*NO ONWARD CHAIN. A substantial 3 bed Cotswold stone cottage previously run as a successful Holiday Let with an attached Studio/Retail Unit accessed off Victoria Square. The cottage also has a private West facing courtyard garden.*

## LOCATION

Bourton Croft Cottage is set on the South side of the river directly off Victoria Square yet retaining considerable privacy. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary school. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide outdoor rural leisure pursuits.

## DESCRIPTION

Bourton Croft Cottage comprises a well appointed Cottage occupying a superb central position within the village with immediate access to all the village facilities yet with a private West facing courtyard garden. The property comprises a substantial Cotswold stone cottage with more recent extensions and comprises accommodation arranged over two floors with a large principle reception room with wood burning stove, dining room and kitchen

on the ground floor with three bedrooms and two bathrooms on the first floor. There is a useful additional Studio/Retail Unit attached to the end, which could be Let if desired or incorporated within the principle accommodation, subject to any necessary consents. There is also a separate kitchenette/utility/cloakroom which can be utilised either by the cottage or shop.

## Approach

Solid painted timber front door with decorative glazed insert and outside light opening into:

## Sitting Room

With leaded light casement windows to front and side elevations, decorative open fireplace with Clearview wood burning stove, stone floor, part timber panelled walls, two recessed display shelves and recessed ceiling spotlights. Stairs rising to the first floor, exposed timbers and below stairs storage cupboard, window seat and separate interconnecting door to The Studio Shop.

From the sitting room, painted timber door with opaque glazed panels interconnects through to the:

## Dining Room

With tiled floor, deep bay window with three quarter height glazed casements, timber window seat, recessed ceiling spotlighting and recessed book shelving and display niche. Archway interconnecting through to the:

## Kitchen

Comprising a fully fitted kitchen with deep ceramic sink unit with chrome mixer tap set in a marble effect worktop with upstand, a range of built-in cupboards below with space and plumbing for dishwasher. A matching worktop with four ring Bosch gas hob with brushed stainless steel extractor over, a range of built-in cupboards and drawers, a range of eye-level cupboards and extractor over hob. Recessed worktop lighting, a three quarter height unit to one side with built-in double oven/grill with cupboards above and below and larder cupboard to one side. Space for upright fridge/freezer, continuation of the tiled floor and recessed ceiling spotlighting.

From the kitchen, interconnecting door to the:

## Rear Hall

With separate door leading out to the Courtyard. Doorway interconnecting to:

## Utility Area

With Belfast sink with tiled splashback, continuation of the tiled floor and space and plumbing for washing machine.

From the hall, painted timber door to:

## Cloakroom

With low-level WC, part-tiled walls, wash hand basin with

chrome mixer tap, continuation of the tiled floor and separate window to front elevation.

From the sitting room, stairs with timber banister and painted balustrade rise to the:

## First Floor Landing

With Velux rooflight to rear elevation and wide casement window to the rear elevation, storage cupboard, recessed ceiling spotlighting and with painted timber door to:

## Bedroom 1

With double aspect with leaded light casements to front and side elevations and access to roof space.

From the landing, painted door to:

## Shower Room

With tiled floor, ornate wall mounted wash hand basin with built-in drawer and tiled splashback, low-level WC and deep walk-in glazed shower with separate handset attachment and rose, chrome heated towel rail. Leaded light casement to front elevation.

From the landing, door to:

## Bedroom 3

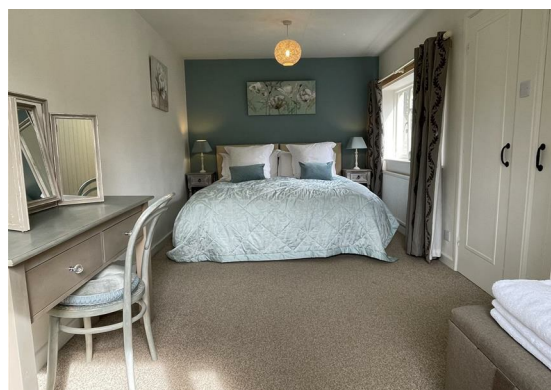
With access to roof space and leaded light casement to front elevation.

From the landing, door to:

## Bathroom

With tiled floor, two casements to front elevation, matching suite with tiled panelled bath with chrome





mixer tap, ornate wash hand basin with chrome mixer tap and built-in cupboard below, separate shower cubicle with glazed door and wall mounted shower attachment, low-level WC with built-in cistern, chrome heated towel rail and recessed display shelving.

From the landing, painted timber door to:

### Bedroom 2

With triple aspect with double glazed casement window to rear elevation, casement window to front elevation, two doors to built-in cupboards with shelving and hanging rail.

### OUTSIDE

Bourton Croft Cottage is approached from Victoria Square via a gateway with Cotswold stone retaining walls with raised bed to one side with clipped mature Holly and then a sub-dividing screen leading via a gateway in to the private garden of Bourton Croft Cottage, which is West facing and with a principally paved courtyard area surrounded by Cotswold stone walls with raised beds to either side with seating area and a step down to the front door. Wrought iron gate leads on to the further courtyard area with back door leading in to the rear hall and with a painted door leading to the:

### Separate Workshop & Kitchenette

With separate door leading out to the passageway to the rear and with a simply fitted worktop with stainless steel sink unit with mixer tap with built-in cupboards below and built-in oven/grill, eye-level cupboard over and separate door lading to a:

### Cloakroom

With wall mounted gas-fired Vaillant central heating boiler and low-level WC.

### Studio/Retail Unit

A useful additional Studio/Retail Unit attached to the end of the ground floor of the property. With double glazed doors giving direct access to Victoria Square, which could be Let if desired or incorporated within the principle accommodation, subject to any necessary consents.

### 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](http://www.cotswold.gov.uk).

### BUSINESS RATES

Current rateable value (1 April 2023 to 31st March 2026) is £4,250 for the Cottage and £1,575 for the Shop. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. Your circumstances will also be taken into account.

### DIRECTIONS

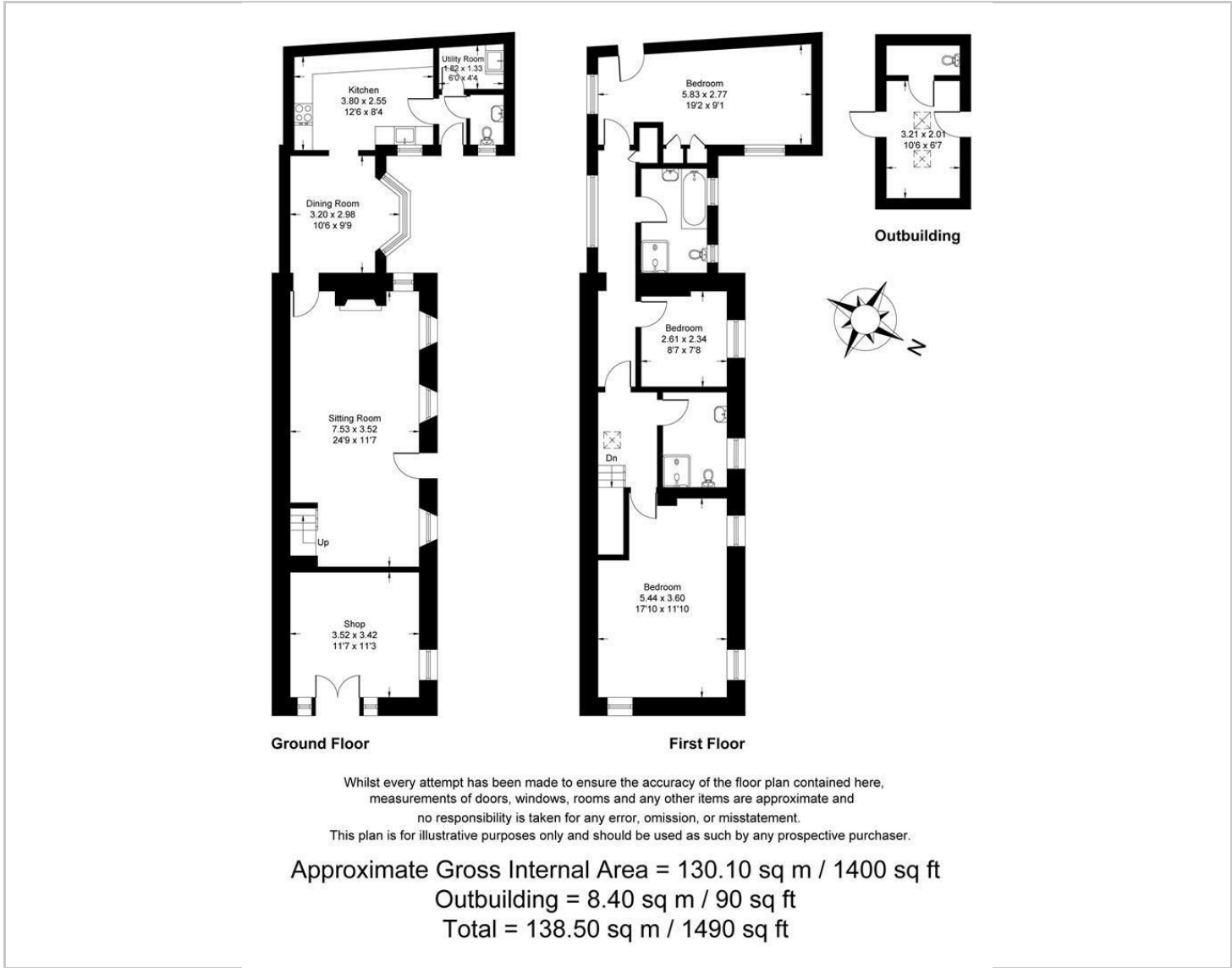
From the Bourton Office of Tayler & Fletcher proceed along the High Street passing the green. At the end of the Green opposite the Chip Shed, turn right over the bridge. Take the first turning right, in front of the Chester House Hotel and proceed along Victoria Street, to Victoria Square. Proceed on foot along the pedestrian section where the door to The Studio will be found immediately on your left hand side with the access to Bourton Croft Cottage immediately after that.

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### AGENTS NOTE

Please note the photographs included of the shop are historic photographs.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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                                   |         |           |                         |
| (39-54) E                                   |         |           |                         |
| (21-38) F                                   |         |           |                         |
| (1-20) G                                    |         |           |                         |
| Not energy efficient - higher running costs |         |           |                         |
| England & Wales                             |         |           | EU Directive 2002/91/EC |