

established 200 years

Tayler & Fletcher



**TALLY HO**  
**Nethercote Farm Drive, Bourton-on-the-Water**



Stow-on-the-Wold 4 miles, Cheltenham 14 miles, Cirencester 16 miles, Kingham (Mainline Station) 8 miles

**Tally Ho**  
**Nethercote Farm Drive**  
**Bourton-on-the-Water**  
**Gloucestershire**  
**GL54 2PQ**

**AN EXTENSIVE COTSWOLD VILLAGE PROPERTY  
WITH FOUR DOUBLE BEDROOMS SET IN A  
PEACEFUL LOCATION JUST OFF THE VILLAGE  
CENTRE.**

- Cotswold Family Home
- Cloakroom/Utility Room
- Playroom/5th Bedroom
- Hall/Library, Sitting Room
- Snug, Office/Boot Room
- Vaulted Kitchen and Dining Room
- Master Bedroom with En-Suite Shower Room, 3 Further Double Bedrooms
- Detached Office/Workshop/Gym

**Guide price £750,000**

**VIEWING** Strictly by prior appointment through

**Taylor & Fletcher**

**Tel: 01451 820913**

**LOCATION**

Tally Ho occupies a mature setting on a quiet no through lane a short walk from the centre of the popular Cotswolds village of Bourton-on-the-Water. The heart of the village is set around the green with the River Windrush running through and a wide range of shops, hosteleries and facilities including a supermarket. The village has an excellent primary school and a very well regarded Cotswold secondary school serving the local area. Bourton-on-the-Water is centrally located in the beautiful countryside of the North Cotswolds, much of which is designated as an Area of Outstanding Natural Beauty. The local towns of Stow-on-the-Wold, Chipping Norton and Burford are close by while the regions commercial and cultural centres of Oxford and Cheltenham are within easy travelling distance.

The area caters for a wide variety of sporting activities with excellent local walks and bridleways, racing at Cheltenham, Worcester and Stratford-upon-Avon, golf at Naunton Downs, Lyneham and Burford, and water sports at the Cotswold Water Park. Cheltenham hosts a broad range of cultural and literary festivals and local theatres include the Royal Shakespeare Company in Stratford-upon-Avon and the Everyman Theatre in Cheltenham.

**DESCRIPTION**

Tally Ho comprises a substantial attached Cotswold village property set in a peaceful location just off the village centre. The property which has been in the current ownership for many years originally dates back to 1812 and has been sympathetically extended and enhanced over this time and is constructed principally of Cotswold stone elevations under

a pitched plain tiled roof.

The accommodation is surprisingly extensive with a sitting room, playroom/5th bedroom, snug, hall/library, office and a most impressive vaulted kitchen and dining room to the rear enjoying a lovely aspect out over the private garden. On the first floor there are four double bedrooms, an en-suite shower room and further family bathroom all set around a large central landing. The gardens are set principally to the rear of the house with ample parking and a very useful detached garden office/gym with wokshop attached to the rear.

**Approach**

Painted timber front door and outside light to:

**Entrance Hall**

Interconnecting with inner hall with tiled floor and stripped pine door to:

**Cloakroom/Utility Room**

With opaque double glazed casement window to side elevation. Continuation of the tiled floor, low level WC, pedestal wash hand basin with tiled splash back and tiled worktop with space and plumbing for washing machine below and additional storage. From the inner hall, stripped pine door to:



**Playroom/5th Bedroom**

With a pair of double glazed casement windows to front elevation. Recessed ceiling spotlighting, painted stone wall, extensive range of built in units with solid timber top, built in cupboards and workstation, pair of eye level cupboards over and display shelving. Door to store room with casement to front elevation, further built in unit with solid timber worktop. Tiled floor and built in storage.  
From the inner hall, archway through to:

**Hall/Library**

With quarry tiled floor. Archway with tiled cill and exposed stone through to study. Fireplace with decorative cut stone outer surround (inoperative).  
From the dining hall, stripped pine door to:

**Sitting Room**

With double aspect with double glazed casements to front and rear elevations. Fireplace with cut stone hearth and inner surround and decorative timber mantel over. Exposed oak beam and lintels to front and rear elevations. Bespoke ceiling spotlighting. From the dining hall, stripped pine door to staircase and hall. Pine stable door through to:



**Boot Room/Office**

With tiled floor and wide double glazed casement window overlooking the rear garden with separate double glazed door. Archway back interconnecting to the dining hall. Built in cupboard to one corner housing the Worcester Bosch gas fired central heating boiler. From the dining hall, stripped pine door to:

**Lobby**

With under stairs storage and door to:

**Snug**

With fireplace with slate and tiled hearth and fitted with a wood burning stove with decorative painted timber mantel surrounding. Exposed timber beams, two wall light points, recessed storage and pine door to built in storage cupboard also housing the electricity meter. From the snug, archway interconnects through to the:

**Vaulted Kitchen/Dining Room**

With part pitched glazed roof and part open roof structure with exposed oak A-frame and purlins. Dining area with tiled floor, part exposed Cotswold stone walls, two wall light points and interconnecting through to the:

**Main Kitchen**

Being double aspect with wide double glazed casements looking out over the rear garden with two pairs of french doors and continuation of the tiled floor. Bespoke fitted kitchen with a one and a ½ bowl stainless steel sink unit set within a quartz worktop with an extensive range of built in cupboards and drawers below. Space and gas point for Range cooker with Stoves extractor over, tiled splash back, space for American style fridge/freezer, built in dishwasher and ¾ height housemaids cupboard to one side. Central island unit with a solid oak counter and with breakfast bar to one end and built in cupboards and drawers. From the staircase hall, stairs with timber hand rail rise to the:



**First Floor Landing**

With decorative fireplace with painted outer surround and original iron grate within (decorative only). The landing being a large area with built in cupboard to one corner and with doors off to:

**Bedroom 1**

With double gazed casement window overlooking the rear garden, decorative fireplace with painted timber outer surround and with a decorative cast iron grate. Archway interconnecting through to the:

**En-Suite Shower Room**

With built in shower with wall mounted electric shower. Low level WC and ornate wash hand basin with chrome mixer tap, tiled splash back and built in cupboard below. Further built in cupboards. Chrome heated towel rail and roof light over. From the landing, painted timber door to:

**Bedroom 2**

With exposed oak purlin and double glazed casement window to front elevation.



**Bedroom 3**

With double glazed casement window overlooking the rear garden and with exposed oak purlin.

**Bedroom 4**

With wide double glazed casement overlooking the rear garden and with access to roof space.

**Family Bathroom**

With panelled bath with chrome mixer tap and handset shower attachment with tiled splash back, pedestal wash hand basin with chrome fittings and low level WC. Double doors to eaves storage and roof light over. Part exposed painted stone wall.

**OUTSIDE**

Tally Ho is approached from Nethercote Farm Drive via a gravelled driveway to the front with parking area and in turn leading to the front door. A five bar timber gate provides vehicular access to the gravel driveway and parking to the side and rear of the house. Set immediately to the rear of the house and accessed via two pairs of french doors from the kitchen and via the door from the study is a stone paved terrace with a low Cotswold stone retaining wall. This leads to the main garden which is laid principally to lawn with clipped evergreen and clipped beech hedging to either side. In turn leading to the detached OFFICE/WORKSHOP/GYM to the rear, constructed of timber clad elevations with double glazed casements and with a door leading to the home office/gym. Timber clad walls and with recessed ceiling spotlighting. A separate door to the side leads to a garden store.



**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).

**COUNCIL TAX**

Council Tax Band 'F'. Rate Payable for 2021/ 2022: £2,762.57.

**AGENTS NOTE**

The property also benefits from a right of access to a private footpath which leads out to Marshmouth Lane and opens up a wide network of public footpaths.

**DIRECTIONS**

From the Bourton office of Tayler & Fletcher, proceed in an easterly direction along the High Street and at the junction bear right onto the Rissington Road. Pass Birdland and continue past the turning for Nethercote Drive on the right hand side and take the next right turn into Nethercote Farm Drive where Tally Ho will be found shortly on your left hand side.





## Energy performance certificate (EPC)

TALLY HO NETHERCOTE FARM DRIVE BOURTON-ON-THE-WATER CHELTENHAM GL54 2PQ		Energy rating <b>C</b>
Valid until	Certificate number	
25 May 2031	2439-7625-5000-0646-6226	

### Property type

Semi-detached house

### Total floor area

197 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

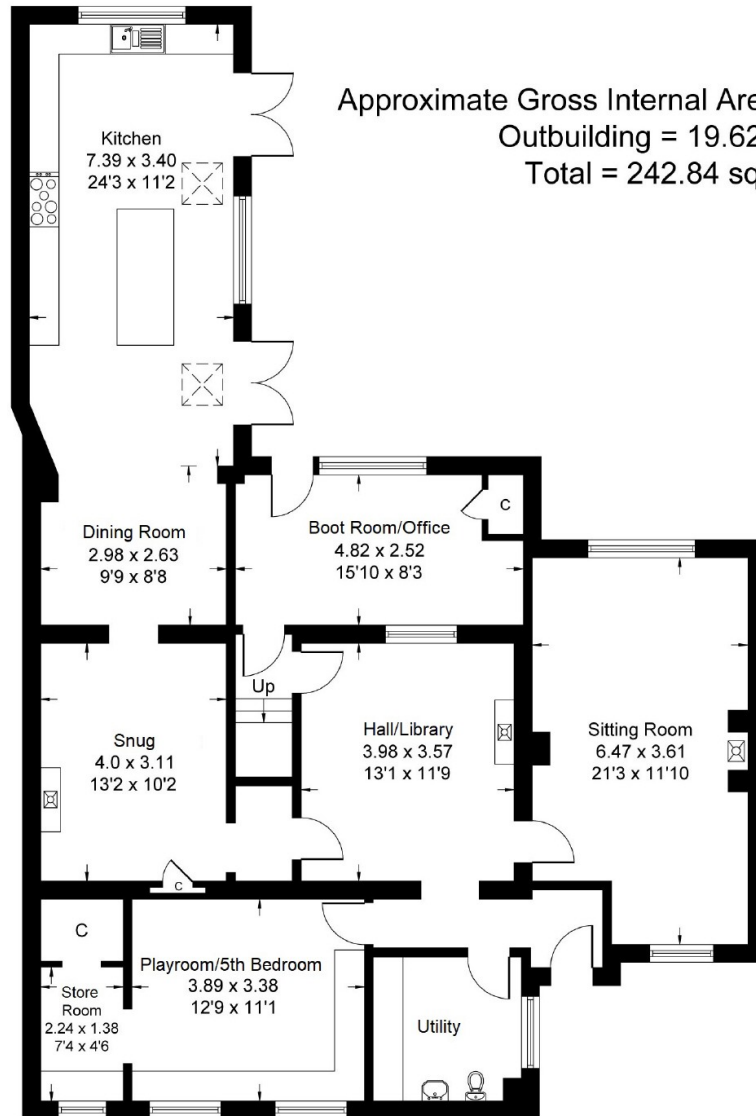
This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

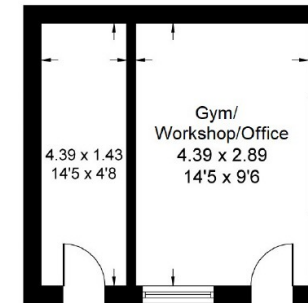


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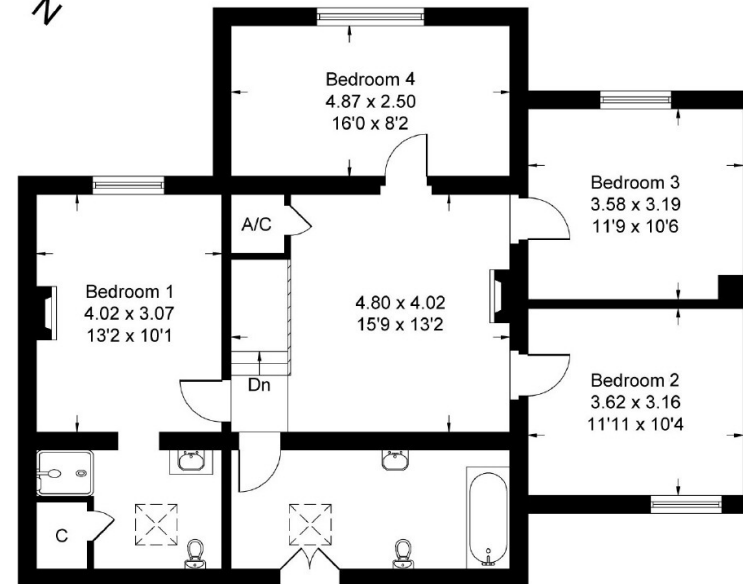
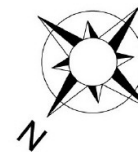




**Ground Floor**



**Outbuilding**



**First Floor**

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.



