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HARDENSON



Marshmouth Lane, Bourton-On-The-Water, GL54 2EE

Guide Price £1,200,000





Nethercote Bridge Cottage is an exceptional Grade II Listed cottage in mint condition, tucked away in a quiet but easily accessible location within a short walk from the centre of Bourton-on-the-Water.

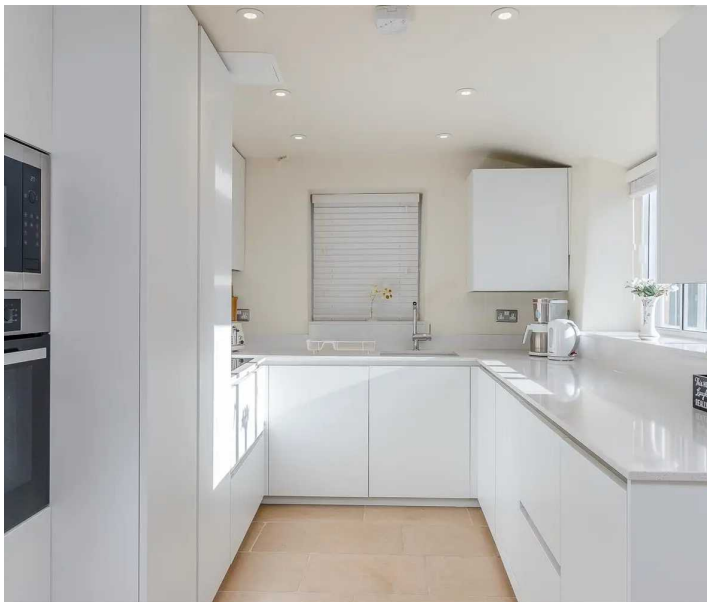
The property has been the subject of extensive refurbishment while preserving all the original features and character to create a contemporary, traditional cottage with luxurious materials such as natural stone bathrooms, quartz worktops, design features and the glorious Riverview Annexe.

EPC Rating: E

Council Tax Band: G

Tenure: Freehold

Bourton-on-the-Water is a large village situated in the heart of the North Cotswolds - a popular tourist destination, a village of enormous character and appeal, with period Cotswold stone houses and shops flanking the shallow River Windrush that runs through the village centre. There are a range of amenities, including gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, supermarkets, library, post office, churches, primary and secondary schools.











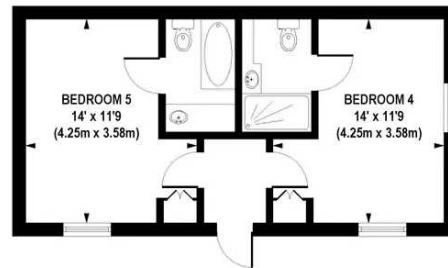
The cottage on the ground floor has an entrance porch with a cloakroom, a sitting room with a window seat, a fireplace with a log burning stove in situ and a separate dining room. The kitchen/breakfast room is completely remodelled to create a sense of space and luxury with an extensive range of top-of-the-line units and built-in appliances such as a Miele oven, a tall built-in Liebherr fridge and a separate under-counter Liebherr freezer.

On the first floor are two bedrooms, with the master having a large luxurious ensuite bathroom and some of the original lime-plastered walls. A further bedroom and an additional luxurious bathroom exist on the second floor.

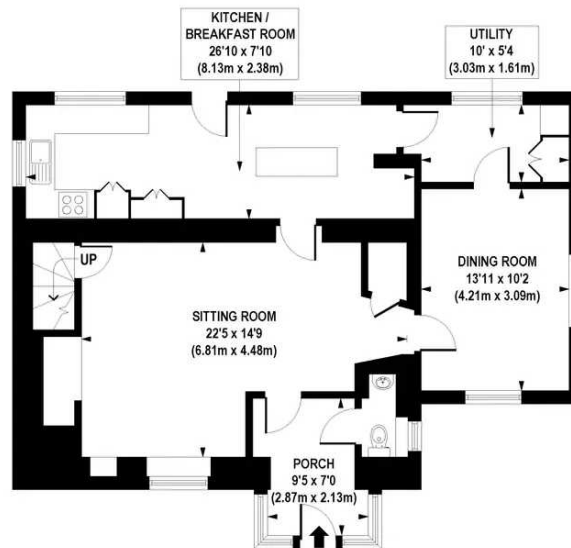
To the side of the property, the current owner has built the spectacular Riverview annexe offering two glorious ensuite bedrooms and an eye-catching high-pitched roof with exposed seasoned oak rafters. The River View annexe benefits from an independent wet underfloor heating system. The ensuites are dressed in natural stone and have design features, one is a bathroom, and the other is a shower room. The wet underfloor heating is practical and remotely operated. The magnificent location allows guests to sleep and relax while enjoying the views and sounds of the flowing water of the river Windrush.

Outside, the gardens surrounding the property are predominantly laid to lawn with stocked flower and shrub borders. To the house's rear is a table tennis area, a hot tub area and a patio area – perfect for enjoyment and al fresco dining. Tucked away behind the annexe there is a garden shed, ideal for additional storage.

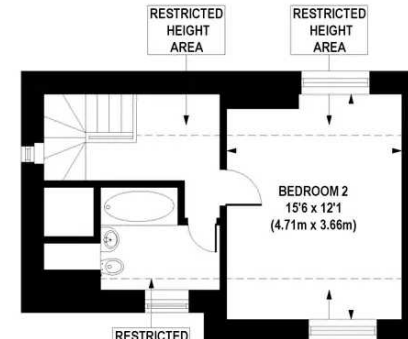
The driveway provides ample parking for several cars.



ANNEX  
GROSS INTERNAL  
FLOOR AREA 400 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 913 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 354 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 646 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2313 sq. ft / 214.90 sq. m (Including Annex, Restricted Height Area & Eaves Storage)

Annex = 400 sq.ft / 37.18 sq.m

Restricted Height Area and Eaves Storage = 166 sq.ft / 15.42 sq.m