



SHIREBURN HOUSE

BOURTON-ON-THE-WATER





Nestled in the picturesque village of Bourton-on-the-Water, this majestic 1920s home captures the mood of the Arts and Crafts Movement. Spanning beautiful gardens are two magnificent buildings: the main house and its charming miniature imitation, the cottage.

The main house features four generously sized bedrooms, a beautiful kitchen with a separate dining room, a grand sitting room, and a garden room that seamlessly connects the house to the stunning outdoor spaces.

Across the courtyard, you'll find the property's quaint yet stately cottage. The ground floor of the cottage boasts a spacious eat-in kitchen and a cosy sitting room, while the first floor offers two spacious bedrooms, perfect for guests seeking privacy.



With an impressive total of eight bathrooms there won't be any squabbles for bathroom time. Shireburn's seven showers and baths are a saving grace for those who love to host large gatherings. Despite being split into two distinct buildings, a sense of homeliness and strong character permeates the property, providing visitors with comfort and ample opportunities for relaxation.

## HERITAGE AND HOMELINESS COMBINED IN THE HEART OF BOURTON-ON-THE-WATER



## A CHEF'S SANCTUARY



At the core of every luxury home is a magnificent kitchen, and Shireburn House is no exception.

Anchored by a sleek kitchen island, this room offers ample workspace and amenities. The current owners elevated the room by installing a state-of-the-art stainless steel Woodbury stove, featuring two ovens and nine hobs.

The freshly sanded and polished wooden floors complement the cream wooden cabinetry, contributing to the farmhouse-esque aesthetic.

### Key features:

- Bespoke kitchen island with built-in storage
- State-of-the-art Woodbury stove
- Newly sanded & polished wood floors



## DINE WITH DISTINCTION

Imagine hosting elegant dinner parties or intimate family meals in this dedicated dining space, where gorgeous wooden floors and abundant natural light from an exquisite bay window create an inviting atmosphere.

There's ample room for a grand dining set and cosy after-dinner seating, ensuring every meal is elevated to a special occasion. Spanning almost 20 square metres, the area exudes luxury while maintaining a comforting feel.

The integrated wood burner adds a touch of homeliness and practical warmth, making it perfect for year-round gatherings.

### Key features:

- Wooden floors
- Natural light provided by a large bay window
- Wood burner



## MADE FOR COSY NIGHTS IN



Typical of Shireburn House, this wonderful living room is a combination of comfort and grandeur.

Beams of natural light grace the vast room, which accommodates a variety of comfy seating options. Elevating its cosiness is the room's newly laid cream carpet, which matches the other rooms throughout the home.

A grand stone hearth sits at the centre of the room, wherein you will find another traditional log burner ready to warm you into a soporific state after a long day.

### Key features:

- Large window
- Beautiful stone hearth
- Traditional log burner
- New carpet



## A HAVEN FOR GUESTS

Elevating this property to another level is its delightful cottage, seamlessly mirroring the pristine ambience of the main house.

Spread over two floors, this charming cottage caters to your guests' every need. The ground floor unveils an eat-in kitchen, meticulously renovated in 2020. Embracing the farmhouse charm of the main house, its open layout imparts an unmatched sense of space.

Completing the ground floor, a cosy sitting room and a full bathroom offer comfort and convenience at every turn.

Make your way up to the upper level, and you'll find two beautifully adorned double bedrooms, each boasting its own ensuite bathroom.

A home in itself, this charming dwelling provides an array of hosting options as well as income opportunities, rendering it a true sanctuary of versatility and comfort.

### Key features:

- Two double bedrooms
- Recently renovated kitchen-diner
- Every bedroom has an ensuite





## BEAUTIFUL BEDROOMS WHERE EVERY NIGHT FEELS LIKE A GETAWAY



The first floor of Shireburn House is home to three double bedrooms, all of which benefit from copious amounts of natural light and room for ample storage. The fourth bedroom is on the ground floor, with direct access to the gorgeous garden room.

All bedrooms are bestowed with ensuite bathrooms, ensuring everyone is treated to privacy and a luxurious sleeping experience.

With dimensions and décor as grand as they come, every night spent at Shireburn House feels like a night away at a boutique hotel!



### Key features:

- Four double bedrooms
- Natural light
- Every bedroom has an ensuite







## BRINGING THE OUTSIDE WORLD IN

One of the most special features of this lovely home is its exceptional garden room.

Four walls comprised almost entirely of windows draw you towards the vast greenery of the property, providing owners with opportunities to enjoy their garden no matter the weather.

This room is perfect for afternoon reading or enjoying your morning cup of coffee.

### Key features:

- Beautiful views of the gardens
- Ample space
- Beautiful, tiled flooring





## YOUR OWN PERSONAL EDEN



At the rear of the house lies the home's enchanting garden. A sprawling meticulously maintained lawn, bordered by fragrant shrubs and herbaceous borders, offers a picturesque backdrop and your very own oasis of tranquillity.

Adorning this verdant expanse are two charming structures – a greenhouse and a summerhouse, catering to the needs of plant enthusiasts and gardeners alike.



Step out from the sunny garden room onto the inviting garden terrace, where al fresco dining furniture awaits, inviting you to savour leisurely meals and morning coffees amidst nature's embrace. With its idyllic setting, Shireburn provides the perfect canvas for enjoying every moment at home throughout the seasons.

### Key features:

- Large patio for outdoor seating
- Greenhouse
- Garden shed
- Privacy





The village boasts an enticing array of independent cafés and eateries, offering residents and visitors ample opportunities to while away leisurely afternoons.

For those seeking adventure, Bourton-on-the-Water is home to an array of activity centres and attractions, including the nearby Greystones Nature Reserve, Birdland Park & Gardens, and Hawkstone Brewery.

Accessing nearby destinations is a breeze, with the A429 and A436 providing convenient routes to popular spots like Stow-on-the-Wold, Cirencester, and Cheltenham.



As for public transport, Moreton-in-Marsh and Kingham train stations are just a 20-minute drive away and there are several buses which will take you to other parts of the Cotswolds and beyond.

## RIGHT ON YOUR DOORSTEP

*Located in the beautiful village of Bourton-on-the-Water, Shireburn House benefits from being nestled in an area renowned for its natural beauty and postcard-perfect streets.*

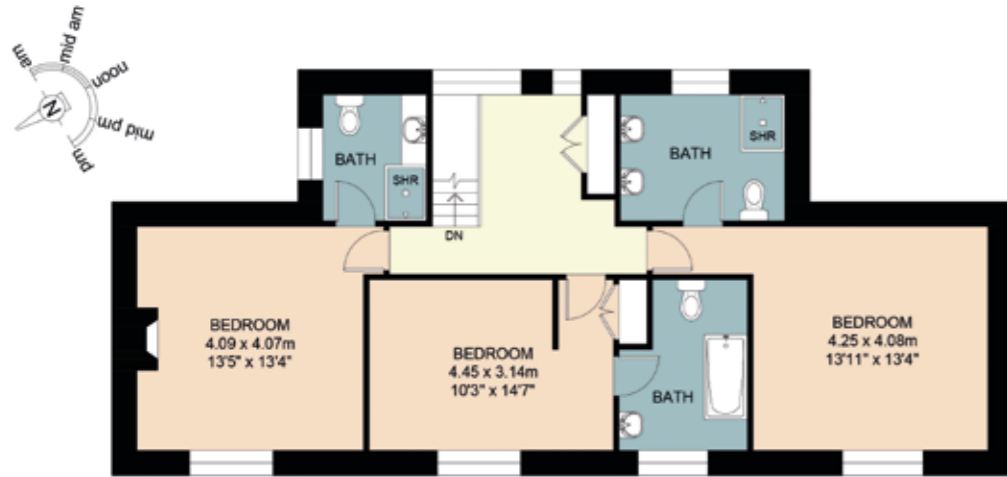


Some of the key amenities on your doorstep include:

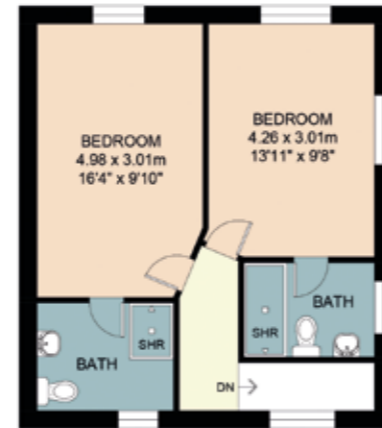
- **Attractions** – Birdland Park & Gardens, Cotswold Motoring and Toy Museum and The Model Village
- **Restaurants** – The Rose Tree Restaurant, L'anatra and The Croft Restaurant
- **Cafés** – The Cornish Bakery, Bourton Riverside Café, The Den and Bakery on the Water
- **Takeaways** – The Chip Shed, Bamboo Villa and Aroma Indian Restaurant and Takeaway
- **Shops** – Cotswolds Distillery Shop, Highbridge Jewellers and The Cotswold Shop
- **Convenience stores** – Budgens and Co-Op selling local produce
- **Schools** – Bourton-On-The-Water Primary School and The Cotswold School
- **Churches** – St Lawrence's Church and The Baptist Church



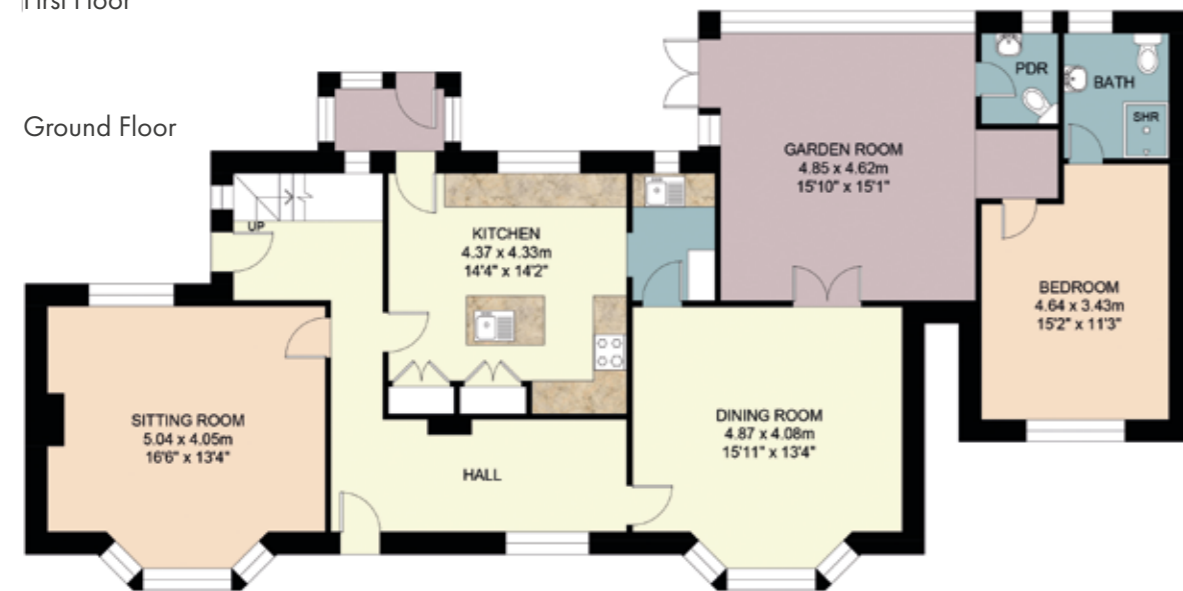




First Floor

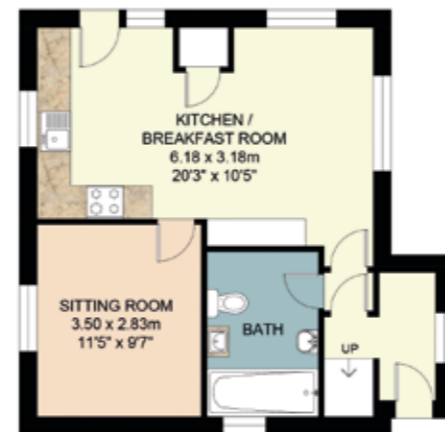


First Floor (Cottage)



Ground Floor

Ground Floor (Cottage)

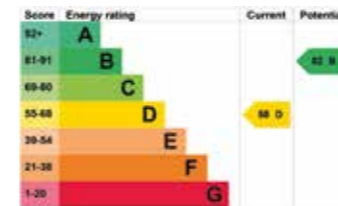


This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Important notice: Stowhill Estates Ltd, their clients and any joint agents give notice that:

- 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Stowhill Estates Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos and Brochure prepared May 2024.



## THE FINER DETAILS

Recently installed boiler (2020)

Double glazing throughout

Private parking

Decorated throughout

New carpets

Sanded & polished wood floors

BT fast broadband

Mains services



SHIREBURN HOUSE

BOURTON-ON-THE-WATER







**Scan me** to book a viewing  
or call the Stowhill Estates Team on:  
01242 384444 | [contact@stowhillestates.com](mailto:contact@stowhillestates.com)



STOWHILL ESTATES

**What Three Words:** [///tradition.pram.koala](https://www.what3words.com/tradition.pram.koala)