

established 200 years

Taylor & Fletcher



**NETHERCOTE BRIDGE COTTAGE**  
Marshmouth Lane, Bourton-on-the-Water



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

**Nethercote Bridge Cottage**  
**Marshmouth Lane**  
**Bourton-on-the-Water**  
**Gloucestershire**  
**GL54 2EE**

**A CHARMING 3 BEDROOM DETACHED GRADE II LISTED COTSWOLD STONE COTTAGE WITH DETACHED DOUBLE GARAGE SITUATED IN A PEACEFUL POSITION ON THE EDGE OF THE VILLAGE.**

- Detached Cotswold Stone Cottage
- Grade II Listed
- Entrance Lobby, Cloakroom
- Sitting Room, Dining Room
- Breakfast/ Kitchen Room, Utility Room
- Master En Suite Bedroom
- 2 Further Bedrooms, Family Bathroom
- Detached Garage

**Guide price £595,000**

**VIEWING** Strictly by prior appointment through

**Taylor & Fletcher**

**Tel: 01451 820913**

**LOCATION**

Nethercote Bridge Cottage occupies a mature setting on the edge of the village and enjoys a fine south westerly aspect to the front. 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 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 a wide range of outdoor rural leisure pursuits.

**DESCRIPTION**

Nethercote Bridge Cottage is a charming Grade II listed detached Cotswold stone cottage with a pretty stone facade with fine Cotswold stone mullioned windows with drip moulds under a pitched plain tiled roof with a more recent extension to the side in matching materials. The cottage occupies a charming and peaceful position off Marshmouth Lane, a no-through lane, just off the village centre and enjoys a good south and westerly aspect, being west facing

and set off a private drive with mature trees and shrubs. The property has been in the same ownership since 1982 and has been regularly updated and maintained during that time with secondary glazing installed throughout.

**Approach**

A pretty painted gabled entrance porch with part glazed door and glazed panels to:

**Entrance Lobby**

With Cotswold stone and part tiled floor and archway through to Inner Lobby and painted timber door to:

**Cloakroom**

With low-level WC with built-in cistern, part tiled walls, granite top and circular wash hand basin with stainless steel mixer tap and mirror over, opaque leaded light window to side elevation.

Painted timber door to:



## Sitting Room

With Inglenook fireplace with former bread oven with timber bressumer and mantle over and fitted with a wood burning stove, recess and flag stone hearth. Recessed display shelving, timber window seat and painted leaded light casement window to front elevation, beamed ceiling with central support, wall light points and painted timber door to storage cupboard. Glazed door to:



## Dining Room

With double aspect with leaded light casements to front and side elevations, wall light points and coved ceiling. Interconnecting door to utility room. From the sitting room, painted timber door to:



## Kitchen/ Breakfast Room

With fitted kitchen with double aspect with casements to side and rear elevations, one and a half bowl stainless steel sink unit with mixer tap, tiled splashback, worktop and range of built-in cupboards and drawers including integral dishwasher, refrigerator, four ring induction hob with oven/ grill below, brushed stainless steel extractor over and tiled splash back. Cupboard housing Grant oil fired central heating boiler, recessed ceiling spotlights and glazed

painted timber door to rear courtyard and garden. Breakfast area with casement window to rear elevation and former fireplace with heavy timber bressumer over and recess.

From the breakfast room, painted timber door to:

## Utility Room

With casement window to rear elevation, worktop with one and a half bowl sink unit with mixer tap with built-in cupboards above and below, space for upright refrigerator/freezer, space and plumbing for washing machine and interconnecting door to the dining room.

From the sitting room, painted timber door leads to:

## Circular Cottage Staircase

With glazed casement to side, rising to:

## First Floor Landing

With space for work station with two mullioned windows to rear elevation, exposed timbers and staircase to second floor. Painted timber door to:

## Master Bedroom 1

With painted mullioned windows with leaded lights to front and rear elevations, extensive built-in wardrobes with mirror fronted sliding doors, beamed ceiling and painted timber door to:

## En Suite Bathroom

With arrow slit window to gable end, leaded light casement to front elevation, dual oval wash hand basins with mixer taps, mirror over, part tiled walls, built-in cupboards below, low-level WC, panelled bath with stainless steel mixer tap, large corner shower with Triton shower, recessed ceiling spotlights, chromed vertical heated towel rail and door to extensive eaves storage.

From the landing, painted timber door to:

## Bedroom 2

With painted mullioned window to front elevation, vanity unit with oval wash hand basin with mixer tap, tiled splash back and built-in cupboards below, exposed beamed ceiling, built-in cupboards, one housing the foam lagged hot water cylinder with pine slatted shelving over.

From the landing, staircase with painted decorative newel and hand rail, rise to the:

## Second Floor Landing

With small fixed casement to gable elevation, exposed timber "A" frame and purlins and door to:

## Bedroom 3

With exposed timber purlins and casement windows to front and rear elevations.

From the landing, painted timber door to:

## Family Bathroom

With low-level WC, pedestal wash hand basin, panelled bath with mixer tap and separate wall mounted Mira shower, part-tiled walls, leaded light casement to the front elevation.

## OUTSIDE

Nethercote Bridge Cottage is approached from Marshmouth Lane via a five bar gate leading to a gravelled driveway leading to the front of the cottage and in turn to the side of the cottage, leading to the DETACHED TIMBER GARAGE of feather edged timber elevations under a pitched roof with double door. The gardens surround the property with lawn with sculpted herbaceous borders surrounding with a number of mature fruit and specimen trees including Acer, Pine and Magnolia with a path continuing past the cottage to a good sized side garden, again being laid principally to lawn with sculpted herbaceous borders surrounding with clipped evergreen hedging. A detached greenhouse with vine

and a number of raised vegetable beds and borders. Set to the rear of the house and approached from with the utility room or the kitchen/ breakfast room is a private paved terrace with water feature and path leading to the detached garage to the side.

## SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating.



## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000)



## COUNCIL TAX

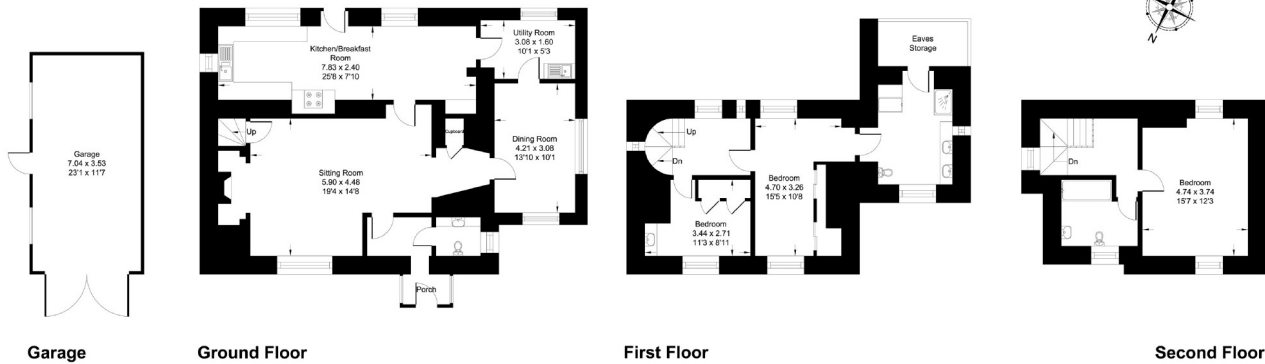
Council Tax Band G. Rate payable for 2017/2018 is £2,665.00

## DIRECTIONS

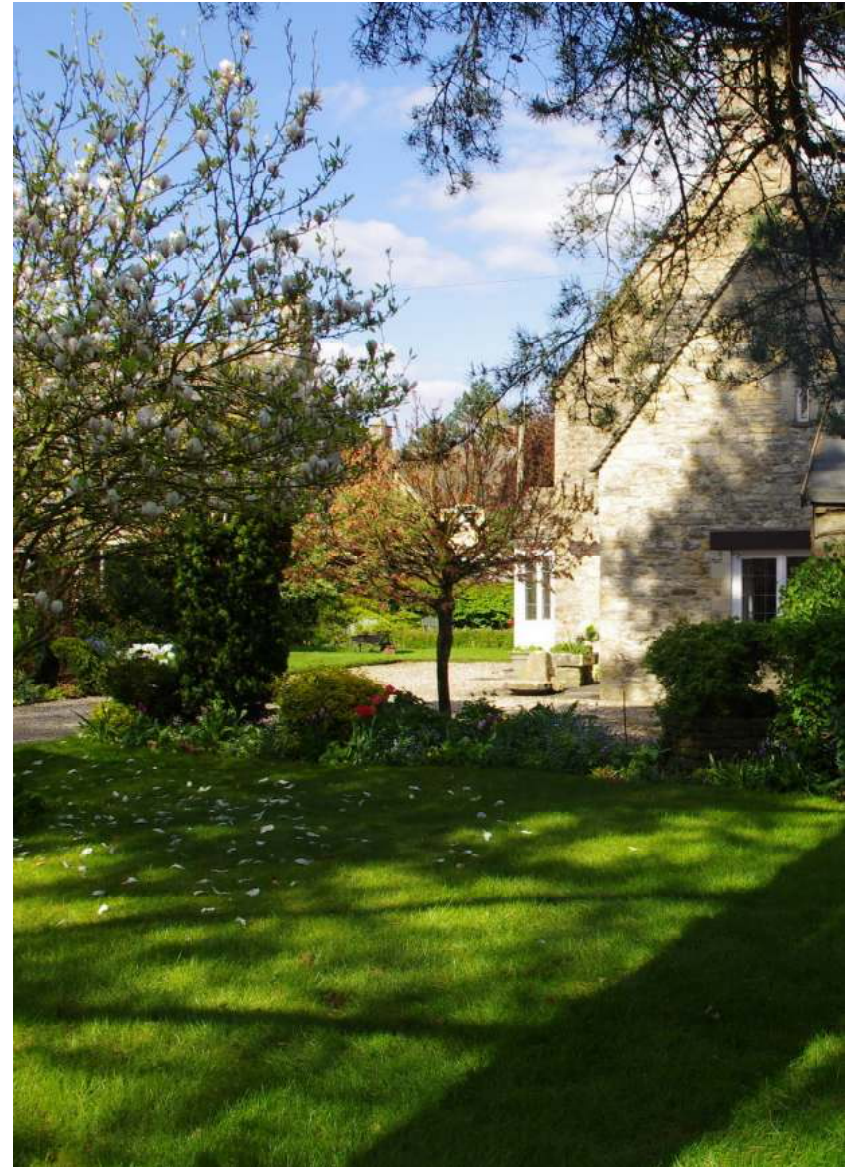
From the Bourton Office of Tayler & Fletcher proceed down the High Street through the Green. At the junction bear right on to Rissington Road, passing Birdland on the right hand side and then take the next right into Marshmouth Lane. Continue along the lane where the property will be found on the left hand side just before crossing over the bridge.



Approximate Gross Internal Area = 152.47 sq m / 1641 sq ft  
 Garage = 25 sq m / 267 sq ft  
 Total = 177.32 sq m / 1909 sq ft



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Taylor & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Taylor & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the partners of Taylor & Fletcher LLP is available at each Taylor & Fletcher Office.

