

established 200 years

Taylor & Fletcher



**BAY TREES**  
**Mill Lane, Lower Slaughter**

Bourton-on-the-Water 2 miles, Stow-on-the-Wold 4 miles, Moreton-in-Marsh 6 miles, Cheltenham 18 miles

**Bay Trees  
Mill Lane  
Lower Slaughter  
Gloucestershire  
GL54 2HX**

**AN INDIVIDUAL AND WELL APPOINTED  
COTSWOLD STONE VILLAGE HOUSE SET IN THE  
HEART OF LOWER SLAUGHTER WITH FLEXIBLE  
ACCOMMODATION, DETACHED GARAGE AND  
MATURE GARDENS**

- Cotswold Stone House
- 3 / 4 Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Garden Room, Utility and Cloakroom
- Formal Gardens & Private Courtyard Garden
- Detached Garage and Parking
- Excellent Village Location

**Guide price £545,000**

**VIEWING** Strictly by prior appointment through

**Taylor & Fletcher**

**Tel: 01451 820913**

**DIRECTIONS**

From Bourton-on-the-Water proceed in a northerly direction on the A429 (Fosse Way) towards Stow-on-the-Wold. Continue through the traffic lights and take the next turning on the left signposted to The Slaughters. Continue into the village passing Lower Slaughter Manor, bearing right and keeping the Parish Church on your right. Then bear left and Bay Trees will be found on the left hand side on the junction of Mill Lane. (Not signed).

**LOCATION**

Lower Slaughter is acknowledged as one of the most beautiful villages within the Cotswolds having many buildings of architectural interest and the shallow River Eye flowing through its centre. There is a fine old Water Mill, Shop, Parish Church, two hotels which are open to non residents and a petrol station and convenience store just outside the village. Bourton-on-the-Water (2 miles) provides a good range of shops suitable for everyday requirements including supermarkets, together with the Cotswold School which has an affiliated sports centre. Similarly Stow-on-the-Wold (4 miles) has a good range of shops, boutiques and hostellers. There is a main line station at Kingham which has a service to London Paddington via Oxford. Cheltenham (18 miles) is the principal commercial and cultural centre in the area. It is an attractive regency spa town with extensive high street and out of town retailing, together with a

multiplex cinema, two theatres and many restaurants. It is home to annual festivals of Music, Literature, Jazz, Cricket and Science and has an extensive range of sporting facilities and clubs, both public and private, as well as being renowned for the annual Cheltenham National Hunt Festival.

**DESCRIPTION**

Bay Trees comprises a beautifully presented semi-detached house constructed principally of Cotswold stone elevations with cut-stone quoins to the original building under a plain concrete tiled roof. The accommodation has been individually designed and upgraded during the current owners' occupation providing accommodation over three floors with a well laid out ground floor set around a wide reception hall opening out to the dining room, with a separate sitting room interconnecting with a garden room to the rear and connecting back to the kitchen and utility room. On the first floor there are three bedrooms and a bathroom. A staircase rises from the third bedroom to the second floor attic with velux rooflight and circular feature window. Bay Trees occupies an excellent central village position with a lovely mature garden to the front and side, and a private courtyard garden to the rear. There is also a separate detached garage and parking space.



### Approach

Covered entrance with outside light and limed oak stable front door with painted glazed panel to one side. Leads to the:

### Reception Hall

With stairs rising to the first floor, below stairs storage cupboard, casement window to side elevation, and painted timber door to the:



### Cloakroom

With tiled floor, low level WC, part panelled walls, pedestal wash hand basin with tiled splash back and opaque glazed window to side elevation. From the hall, painted timber door to the:

### Sitting Room

With wide mullioned picture window to front elevation, open fireplace with cut stone surround and brick hearth, limed oak beamed ceiling and wide glazed arched decorative windows with a pair of glazed arched French doors leading out to the garden room. From the hall, archway through to the:



### Dining Room

With double aspect, with mullioned window to front elevation and further window to side elevation, limed oak beam. From the hall, glazed timber door to the:

### Kitchen/Breakfast Room

With mullioned windows to rear elevation, recessed ceiling spotlights and fitted kitchen comprising granite worktop with four ring Bosch hob and sink unit with mixer tap. Comprehensive range of timber fronted cupboards and drawers with space and plumbing for slimline dishwasher, extractor over hob and further eye level cupboard. Matching work surface with comprehensive range of cupboards and drawers below with three quarter height units to either side housing the built in refrigerator and Bosch double oven and grill and with a range of eye level cupboards over. From the kitchen, opaque glazed timber door to the:

### Rear Hall/Utility

With doors to the rear courtyard and to the side of the property. With mat well and worktop with stainless steel sink unit with mixer tap, wall mounted gas fired central heating boiler and built in cupboards below and to the side. Space and plumbing for washing machine and space for upright fridge/freezer. From the kitchen, archway through to the:

### Garden Room

With tiled floor, dwarf wall with double glazed casements over and mono pitched translucent roof and double glazed French doors leading out to the private courtyard terrace to the rear of the property. From the hall, stairs with limed oak balustrade and handrail rise to the:

### First Floor Landing

With casement window to rear elevation, door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving over, access to roof space and painted timber door to:

### Bedroom One

With casement window to front elevation, built in storage with hanging rail and shelving. From the landing, painted timber door to:



### Bedroom Two

With recess and casement window overlooking the rear garden. From the landing, painted timber door to:

### Bathroom

With matching suite of panelled bath, low level WC with timber seat, pedestal wash hand basin and shower cubicle. Windows to side and rear elevations and part decorative tiled walls. From the landing, painted timber door to:

### Bedroom Three

With painted timber doors to built in wardrobes with hanging rail and shelving and casement window to front elevation with, eaves storage. From bedroom three, painted timber door to staircase rising to:

### Attic Room/ Occasional Bedroom Four

With circular feature window to gable elevation and Velux roof light to front elevation, with exposed timbers.

### OUTSIDE

Bay Trees is approached from Copse Hill Road and Mill Lane with a pedestrian gate and path leading to the front door and the path continuing around the side of the property to the rear door and to the detached single garage set to the rear of the property, with electric roller door and separate door to the rear courtyard. The gardens are set principally to the front and to the side of the house with a Cotswold stone wall surrounding. Laid mainly to lawn with herbaceous shrubs and borders with a mature Silver Birch set to the corner.

Set to the rear of the house is an enclosed private courtyard garden with dwarf Cotswold stone walls surrounding and a pedestrian door to the garage and separate door back to the rear of the property. There is a private covered seating area to one side.



### SERVICES

Mains Electricity, Gas, Water and Drainage are connected.

### LOCAL AUTHORITY

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

### COUNCIL TAX

Council Tax band 'E'. Rate payable for 2020/2021 £2,166.24



# Energy Performance Certificate



Bay Trees, Mill Lane, Lower Slaughter, CHELTENHAM, GL54 2HX

**Dwelling type:** Semi-detached house **Reference number:** 9318-3943-7262-6781-3970  
**Date of assessment:** 19 December 2019 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 19 December 2019 **Total floor area:** 158 m<sup>2</sup>

**Use this document to:**

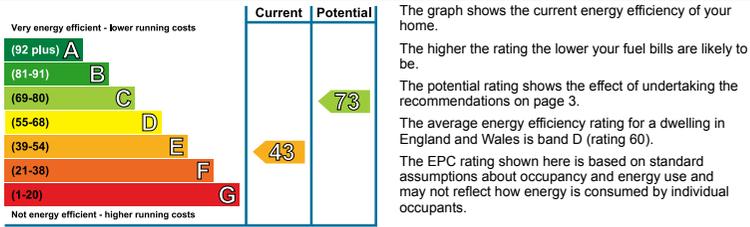
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,459</b>
<b>Over 3 years you could save</b>	<b>£ 2,700</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 435 over 3 years	£ 273 over 3 years	
Heating	£ 5,616 over 3 years	£ 3,237 over 3 years	
Hot Water	£ 408 over 3 years	£ 249 over 3 years	
<b>Totals</b>	<b>£ 6,459</b>	<b>£ 3,759</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,935
2 Cavity wall insulation	£500 - £1,500	£ 369
3 Floor insulation (suspended floor)	£800 - £1,200	£ 117

See page 3 for a full list of recommendations for this property.

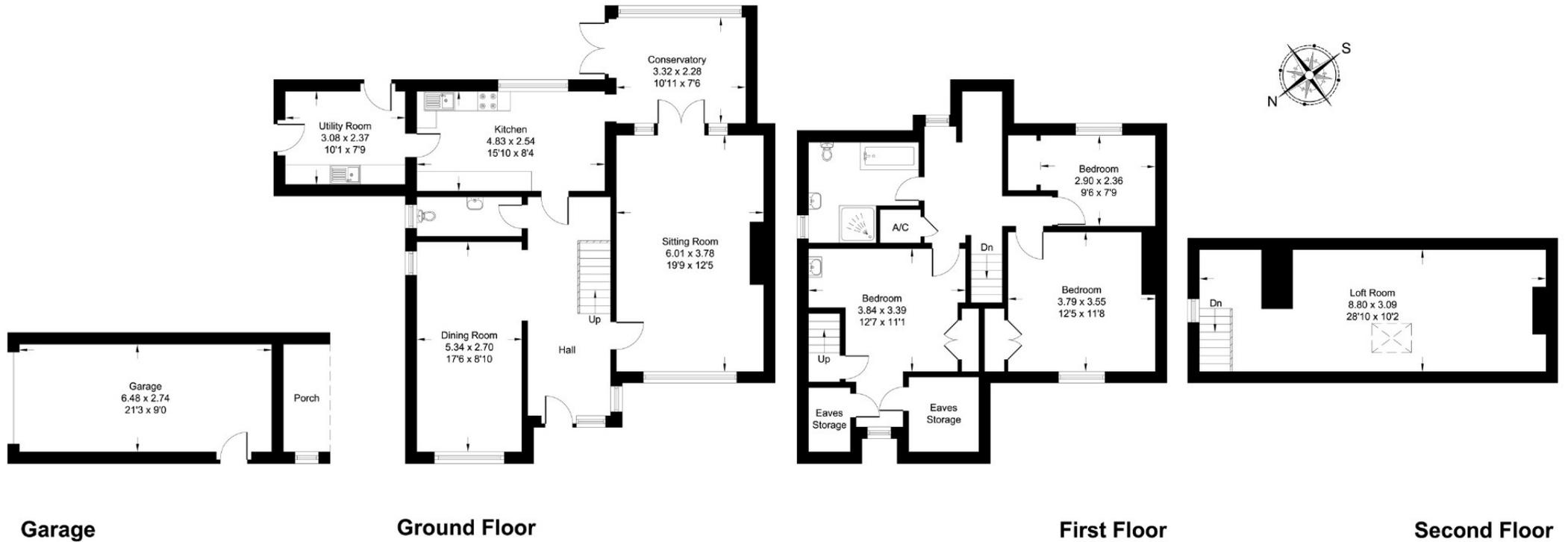
To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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Approximate Gross Internal Area = 175 sq m / 1884 sq ft  
 Garage = 18 sq m / 194 sq ft  
 Total = 193 sq m / 2077 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.

