

established 200 years

Taylor & Fletcher



OLD SCHOOL HOUSE
Bourton-on-the-Water

Stow-on-the-Wold 4 miles, Cheltenham 16 miles,
Cirencester 18 miles, Oxford 28 miles

Old School House Lansdowne Bourton-on-the-Water Gloucestershire GL54 2AR

**A SPACIOUS AND SUBSTANTIAL FORMER
SCHOOL HOUSE PROVIDING A UNIQUE PERIOD
HOME WITH GARDENS TO FRONT AND REAR,
SET JUST OFF THE VILLAGE CENTRE**

- Period Cotswold Stone Property
- 4 / 5 Bedrooms
- Large Family Kitchen/Breakfast Room
- 2 Reception Rooms
- Studio/Bedroom 5
- Bathroom and Shower Room
- Potential For Further Extension
- Gardens to Front & Rear
- Separate Access to Rear
- Parking

Guide price £715,000

VIEWING Strictly by prior appointment
through

Taylor & Fletcher

Tel: 01451 820913

DIRECTIONS

From our office on the High Street in Bourton-on-the-Water follow the road as if you are heading out of the village into Lansdowne and The Old School House is situated after a short distance on the right hand side, just after The Mousetrap Inn and Mousetrap Lane.

LOCATION

The Old School House is pleasantly and conveniently situated just off the village centre being a very short walk to all of the facilities available in the heart of the village and the primary and secondary schools. Bourton-on-the-Water is an attractive and popular Cotswolds village with the River Windrush running through the central village green with a wide range of shops, hostelrys and facilities including a supermarket, leisure centre and excellent primary and secondary schooling. 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.

DESCRIPTION

The Old School House comprises a charming and substantial attached property of Cotswold stone elevations under a pitched slate roof with extensive and individual accommodation arranged over two floors with two principal Reception Rooms and a large Kitchen/Breakfast Room to the rear with a separate Studio/Bedroom 5 to the side

on the ground floor and with four good sized double Bedrooms on the First Floor with a Bathroom and Shower Room. The property has potential for further alteration or extension, subject to any necessary consents and provides a unique and flexible period family home close to the centre of the village. There is off street parking and private gardens to the front and rear with a separate access to the rear.

APPROACH

Decorative glazed painted timber front door with stained glass insert to:

Entrance Lobby

With casements to either side and oak door with opaque glazed insert to:

Hall

With timber floor, hanging rail, picture rail, two wall light points, extensive built-in storage with louvred doors, part galleried Landing and large casement window to rear elevation, solid timber door to:

Cloakroom

With low level w.c wall mounted wash hand basin, part tiled walls and part stone wall. From the Hall timber door to:



Studio/Bedroom 5

With casement window to front elevation, three large Velux roof lights over. Timber style floor, vertical heated towel rail, two wall light points and built-in storage, separate door to built-in wardrobe cupboard. From the Hall painted timber door to:



Dining Room/Playroom

With stripped timber floor, double glazed casement window to front elevation, fireplace fitted with a gas coal effect fire. From the Hall sliding opaque glazed door to:

Kitchen/Breakfast Room

With limestone floor and comprising a fitted kitchen with solid timber worktop, space and gas point for range cooker, one and a half bowl stainless steel sink unit with mixer tap, comprehensive range of built-in cupboards and drawers, built-in AEG dishwasher, built-in refrigerator, space for wine cooler, range of eye level cupboards and wide extractor over hob. Recessed ceiling spot lighting; Breakfast Area with further built-in cupboards with built-in refrigerator and freezer, vertical heated towel rail and double glazed casements through to the rear lobby to the rear of the property. Three wall light points and recessed ceiling spot lighting. From the kitchen archway interconnecting through to the:



Sitting Room

With separate painted timber door interconnecting to the hall with decorative cut stone fireplace with stone hearth, double glazed casement window to front elevation, coved ceiling, timber floor and picture rail. From the sitting room open stairway with painted balustrade and timber hand rail rise to the:



First Floor Landing

With recess and Velux roof light over and part exposed stone walls, wide Study Area with balustrade and gallery to the hall below. From the Landing, painted timber doors to:

Bedroom 1

With extensive built-in wardrobes, decorative painted fireplace and double glazed casement to front elevation.



Bedroom 2

With double glazed casement window to front elevation, extensive built-in wardrobes and decorative painted fireplace, timber floor.

Bedroom 3

With double glazed casement window to the front of the property, decorative coved ceilings, access to roof space, timber floor.

Shower Room

With corner shower with curved glazed shower screen, wall mounted Mira shower, wash hand basin with built-in cupboards below, pedestal wash hand basin, low level w.c. part tiled walls and roof light over.

Family Bathroom

With a matching suite of dual inset basins with chrome mixer taps, range of built-in cupboards below, low level w.c. panelled bath, recessed ceiling spot lighting, chrome heated towel rail and double glazed casement window to rear elevation, tiled walls.



Bedroom 4

With double glazed casement window to the rear of the property and built-in cupboard.

Outside

The Old School House is approached from Lansdowne via a five bar timber gate leading to a gravel parking area to the front of the property with a raised lawn with curved retaining wall and mature apple tree set centrally. The path continues to the front door. Set to the rear of the house and accessed from the kitchen via double glazed door is a Rear Lobby and Porch with Cotswold stone walls and a mono pitched translucent roof leading to a covered Utility Area with space and plumbing for washing machine and drier and with a painted timber door leading through to the rear garden. There is a paved terraced area immediately to the rear of the house and further terraced seating area with a path leading through to the rear gate with attached Summer House to one side the remainder being laid to lawn with herbaceous border surrounding. There is separate access leading out to the lane to the rear leading to a footpath network to the village.

SERVICE

Mains Gas, Electricity, Water and Drainage are connected to the property.

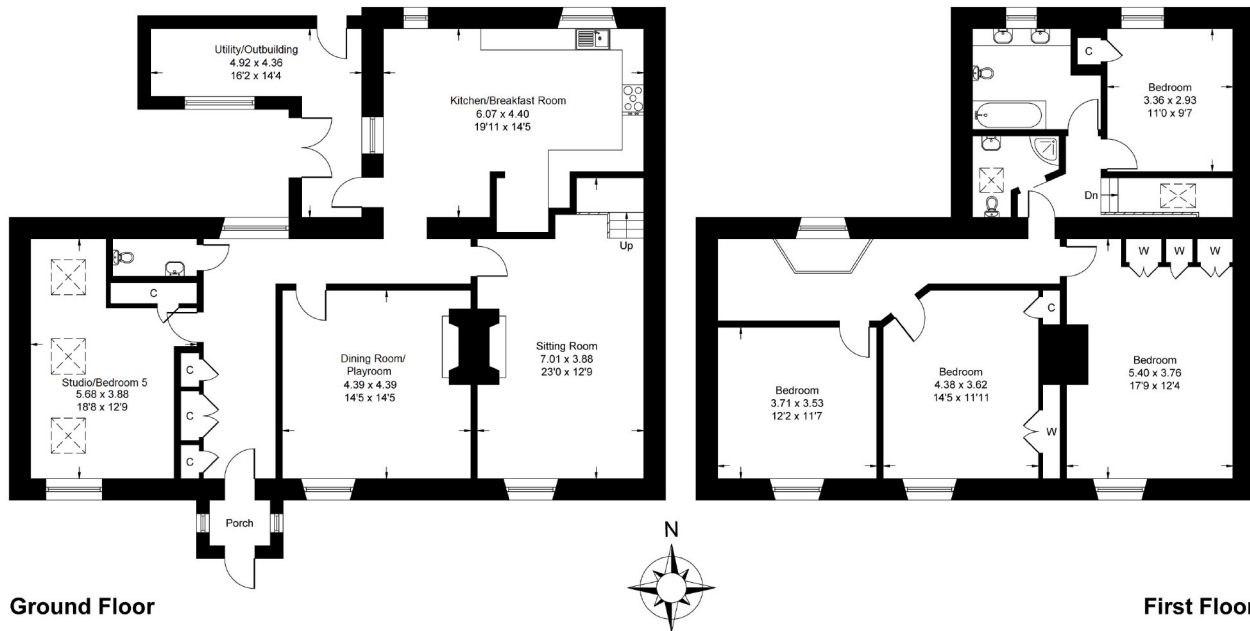
LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk

COUNCIL TAX

Council Tax band 'F'. Rate payable for 2020/2021 £2638.91

Approximate Gross Internal Area = 223.59 sq m / 2407 sq ft



Ground Floor

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.

Energy performance certificate (EPC)

| | |
|---|---|
| OLD SCHOOL HOUSE LANSDOWNE BOURTON-ON-THE-WATER GL54 2AR | Energy rating E |
| Valid until 4 October 2030 | Certificate number 3900-2320-8009-1889-1202 |
| Property type | Semi-detached house |
| Total floor area | 187 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>).

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3900-232-...> 19/01/2021



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