



The Robins Piece, Bourton-on-the-Water



A beautifully presented traditionally built Cotswold stone detached property.

This picturesque Cotswold village not only provides for everyday amenities, leisure centre, library, shops and restaurants, but is home to an excellent primary school, which is then complemented with the 'Outstanding', Ofsted rated, Cotswold School Academy. There are an abundance of wonderful walks and bridleways on the doorstep, taking you over a nature reserve, farmland and National Trust woods and water meadows. The choice is yours. For sporting enthusiasts, fishing, riding, clay shooting and golf are all available within a few miles. Moreton-in-Marsh and Kingham rail stations provide frequent fast links to Oxford and London Paddington. An excellent local bus service offers frequent daily travel to Cheltenham, Cirencester and Gloucester.

Distances

Stow-on-the-Wold 4 miles, Kingham (trains to London Paddington 76 minutes) 8 miles, Burford 14 miles, Cheltenham 17 miles, Oxford 28 miles. (All distance and times are approximate).



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EPC

B

Tenure

Freehold

Local Authority

Cotswold District Council
01285 623000

Council Tax

Band G



The property

The Robins Piece is a traditionally built Cotswold stone detached property in a quiet location, within easy walking distance to the centre of Bourton-on-the-Water. The property is beautifully presented throughout and has versatile accommodation. The front door leads into the spacious reception hall with a cloakroom, and double doors lead through to the magnificent sitting room. This is an exceptionally light and airy room with doors out to the garden and two mullion windows to the front, fitted with bespoke shutters. Double doors from the hallway lead through to the family room, again with double doors to the garden. No doubt the heart of the home is the kitchen/family/dining room with a full range of fitted cabinets, central island, integrated appliances including a gas hob, extractor fan, double oven, dishwasher and fridge freezer. Bifold doors fully open on to the garden making this another really sunny south-facing room. The utility room can be found alongside the kitchen, again with a full range of fitted units, space and plumbing for a washing machine, tumble drier and a door through to the outside and the double garage. There is also a spacious study off the hallway. Underfloor heating runs throughout the ground floor with wooden tiled effect flooring with the exception to the sitting room and study. Upstairs, the principal bedroom has views to the rear with fitted wardrobes and an en suite bathroom with a separate shower. The guest bedroom has an en suite shower room with three further double bedrooms, all serviced by the family bathroom, with a separate shower. Most bedrooms benefit from fitted wardrobes and one even boasts a walk in wardrobe.

Outside

The Robins Piece is approached over a gravel driveway with parking to the front for several cars. There is a double garage with electric up and over doors. The south-facing garden is cleverly divided into two main areas with a large terrace, ideal for al fresco entertaining. Mainly laid to lawn, the fully enclosed garden has raised borders and is planted with shrubs and trees. There is also a garden store to one end of the garden.

Services

Mains water, gas, electricity and drainage are connected.

Approximate Gross Internal Floor Area 286.5 sq m / 3,084 sq ft (Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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