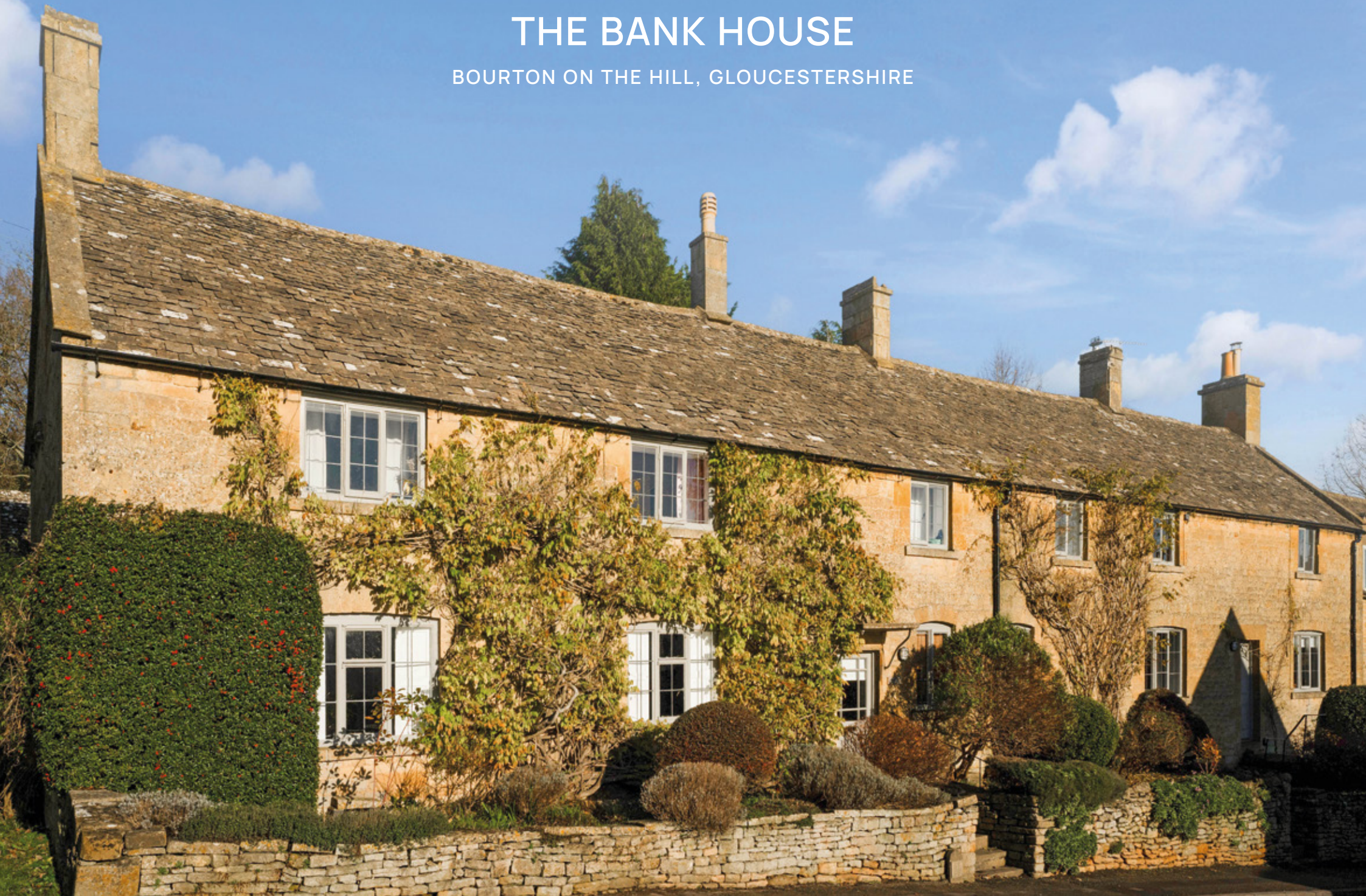


THE BANK HOUSE

BOURTON ON THE HILL, GLOUCESTERSHIRE



A beautiful Listed Cotswold village house in an elevated position with far reaching views

Ground Floor: Porch • Dining Hall • Drawing Room
Sitting Room • Study/Playroom • Kitchen/Breakfast Room • Cloakroom • Boot Room

First Floor: Six Bedrooms • 2 Bath/Shower Rooms

Outside: Rear Garden and Terrace • Stone Barn/store
Stone Garage • Small stone outbuildings • Parking behind wooden gates

In all just under 0.4 acres



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DESCRIPTION

The Bank House is Grade II Listed of Architectural and Historical Interest dating back to the 1790's. It was once two properties, Bank House and Rose Bank Cottage, now as one, they create a spacious 2,943sqft home with an additional 412sqft of outbuildings. There are four generous reception rooms, and six bedrooms set over two floors. They are light and bright south-facing rooms of generous proportions and good ceiling height. There are a number of working and feature fireplaces throughout the house. This wonderful family home offers flexible accommodation to suit most family needs. From this elevated position in the village there is a wonderful far-reaching view towards Sezincote Estate.

Period features include an open Cotswold stone fireplace in the sitting room, wood burners set in fireplaces in the drawing room and study/playroom, along with a couple of bedrooms having feature fireplaces. Some windows have wooden shutters and window seating, there are exposed beams throughout the house and wooden floors in some rooms. There is an exposed Cotswold flagstone floor, some stone walling and quoins in the drawing room.



The kitchen breakfast room has an alcove for the cooker to go into and a space for a large upright fridge freezer, there is a range of fitted cupboards with integrated dishwasher and washing machine.

The two staircases offer the family an opportunity to accommodate guests and visiting family members, giving them privacy and space.

The garden is all to the rear of the house and stretches uphill, providing excellent views from the top lawn. Within the enclosed garden there are large areas of lawn, which is perfect for children with family pets and a generous terrace for outdoor entertaining. There is a useful and spacious Cotswold stone barn currently used for storage and a Cotswold stone garage with double wooden doors. There are two Cotswold stone out buildings further up the garden, ideal to store garden furniture and tools.

Any work to this Grade II Listed property may require planning permission and Listed Building consents from Cotswold District Council.

SITUATION

Bourton-on-the-Hill is set in a Conservation Area in the Cotswold Area of Outstanding Natural Beauty. The Bank House is located at the top of the village and overlooks the surrounding Cotswold stone houses towards Moreton in Marsh and glorious countryside in the distance. This linear village of Cotswold stone houses and cottages is located between two well-known estates, Sezincote and Batsford Park. In the village there is a Norman Church of St Lawrence and a traditional pub The Horse & Groom. A short drive away is the popular Blockley Café, who serve meals all day everyday as well some evenings too. Also within easy reach are Daylesford Organic (8 miles) and Soho Farmhouse (18 miles). Moreton-in-Marsh provides a wide range of day-to-day facilities and shops along with a mainline rail station to London/Paddington.



Pubs

The Horse and Groom, Bourton on the Hill 0.1 miles
The Coach and Horses, Longborough 2.6 miles



Schools

Kitebrook School 4.6 miles
The Cotswold School, Bourton on the Water 8.7 miles
Chipping Campden School miles



Train stations

Kingham Station 12 miles
Moreton in Marsh 2.1 miles



Membership Clubs

Daylesford Organic/Bamford 8.4 miles
Soho Farmhouse 18.4 miles

SERVICES

Mains gas, water, drainage and electricity. There are 2 heating and electric systems, so could be two properties again. Broadband available in the village. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

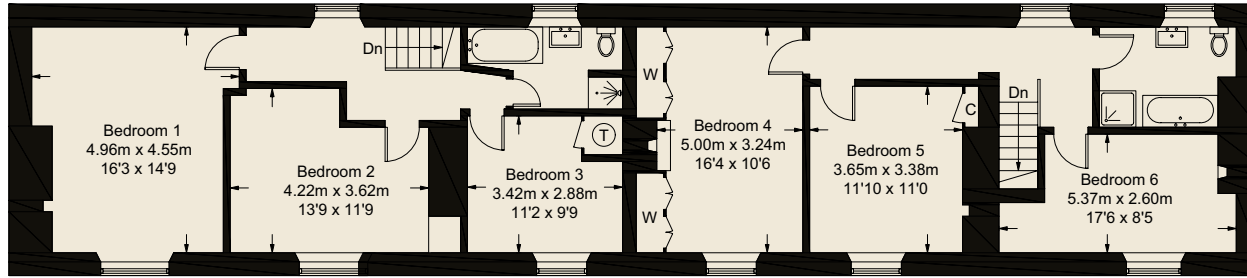
Only those items mentioned in these particulars are included in the sale. All other contents are available by separate negotiation.

LOCAL AUTHORITY

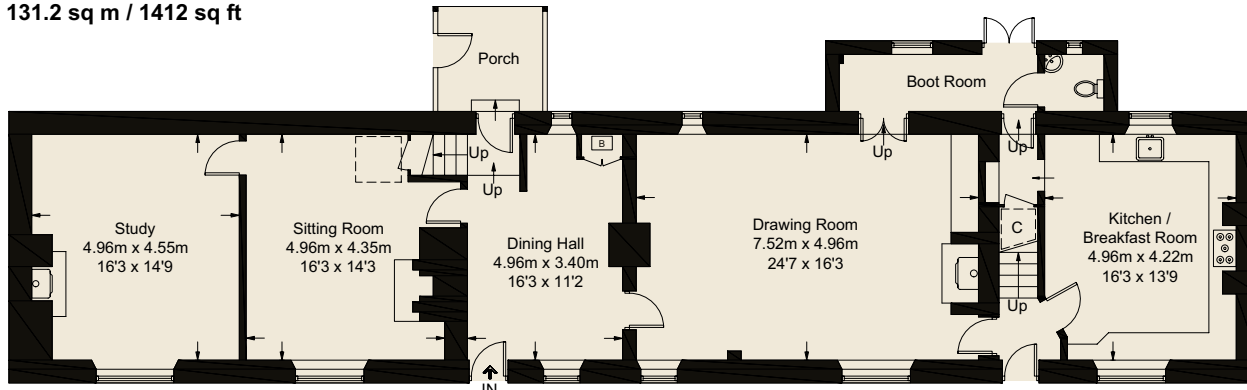
Cotswold District Council Trinity Road, Cirencester GL7 1PX
Tel 01285 623000. cdc@cotswold.gov

COUNCIL TAX: Band F



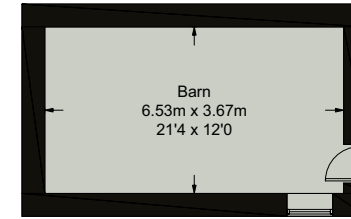


First Floor
 131.2 sq m / 1412 sq ft



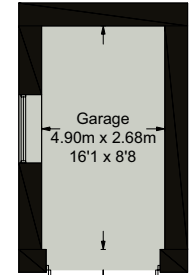
Ground Floor
 142.2 sq m / 1531 sq ft

= Reduced headroom below 1.5m / 5'0"



Outbuildings

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 273.4 sq m / 2943 sq ft

Barn = 24.2 sq m / 260 sq ft

Garage = 14.1 sq m / 152 sq ft

Total = 311.7 sq m / 3355 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1148757)





VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E: stow@butlersherborn.co.uk

DIRECTIONS (GL56 9AH)

From Moreton-in-Marsh proceed on the A44 towards Broadway. On reaching the village of Bourton-on-the-Hill proceed up the hill at the top (not passing the pub on the left hand side) turn right just before onto a gravelled drive, marked by the high wooden gate.

What3words: [shrimp.kitchens.skewing](https://www.what3words.com/shrimp.kitchens.skewing)

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