



PRIMROSE COTTAGE

WHITESHOOTS HILL, BOURTON ON THE WATER, GLOUCESTERSHIRE

**A spacious Cotswold stone house
with stunning rural views, a beautiful
garden, double garage and parking**

Ground Floor: Entrance Hall • Sitting Room
Family Room • Study • Kitchen/Breakfast Room
Utility • Cloakroom

First Floor: Main bedroom with adjoining Shower Room
Guest Bedroom with adjoining Shower Room
Two further Bedrooms (one converted to second
study/computer room) • Family Bath/Shower Room

Outside: Lawned Gardens • Double Garage
Parking for two cars • Set in 0.33 Acre

**Butler
Sherborn**

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DESCRIPTION

Primrose Cottage enjoys the most breathtaking views over the rolling Cotswold Hills. There are only six houses in The Paddocks development which was created in the early 2000's. This lovely family home is set on the edge of Bourton on the Water, ideal for a family with children at the local schools. This well-presented, spacious home offers 2,570 sqft of living accommodation arranged over two floors.

The impressive hard-wood floor in the entrance hall leads to the light-filled sitting room, which has bi-fold doors and a wonderful view over the garden. The family room or 'snug' is a good size. The study has a full suite of Neville Johnson fitted cupboards and bookshelves.

The kitchen/breakfast room is the heart of the house, with underfloor heating, and open views over the beautiful garden. The fitted kitchen includes the integrated appliances, the double oven with the hob and extractor fan above and the dishwasher. There is a breakfast bar and space for a large dining table and a sofa, whilst the bi-fold doors open out onto the patio and garden. The utility also leads to the garden and has a built-in fridge/freezer; a water softener; and space and plumbing for white goods.



The spacious main bedroom has built-in cupboards and full-length under-eaves storage, whilst the generous bath/shower room has underfloor heating and a large roof light to the farmland beyond. The guest bedroom has a shower room; a built-in wardrobe; under-eaves storage; and views over the surrounding farmland and countryside. Of the two remaining bedrooms, one is double bedded with twin built-in cupboards and shares the family bath/shower room. The fourth bedroom has been converted to a computer room with Neville Johnson fitted cupboards and shelf units, although there does remain space for an occasional single bed.

The patio/garden access make it a great house for family life and entertaining, whilst the provision of a computer room and a study makes it ideal for a working-from-home family.

The property is approached over a gravelled driveway to the front door, and the parking area is in front of the double Garage.

There are many attractions within walking distance, namely the famous Birdland and The Greystones Nature Reserve. Sporting facilities include the Bourton Vale Cricket Club with regular BBQs and the Cotswold Clubhouse with the gymnastic and trampolining with the added benefit a café. The town also offers two gyms and a public swimming pool, and it is also on a number of bus routes.

SERVICES

Mains water and electricity. Oil fired central heating. Bottled gas for the sitting room fire. Underfloor heating in the kitchen/breakfast room and the first floor master bath/shower room. A shared 'Bio-water treatment' system. Currently EE Broadband to the house. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.) For the communal areas there

is a Management Company. All residents are involved (one vote per household) and share the costs. The Directors are owner/occupiers in The Paddocks and run the company on a day to day basis.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester GL7 1PX. T: 01285 623000 | W: www.cotswold.gov.uk



COUNCIL TAX

Band G

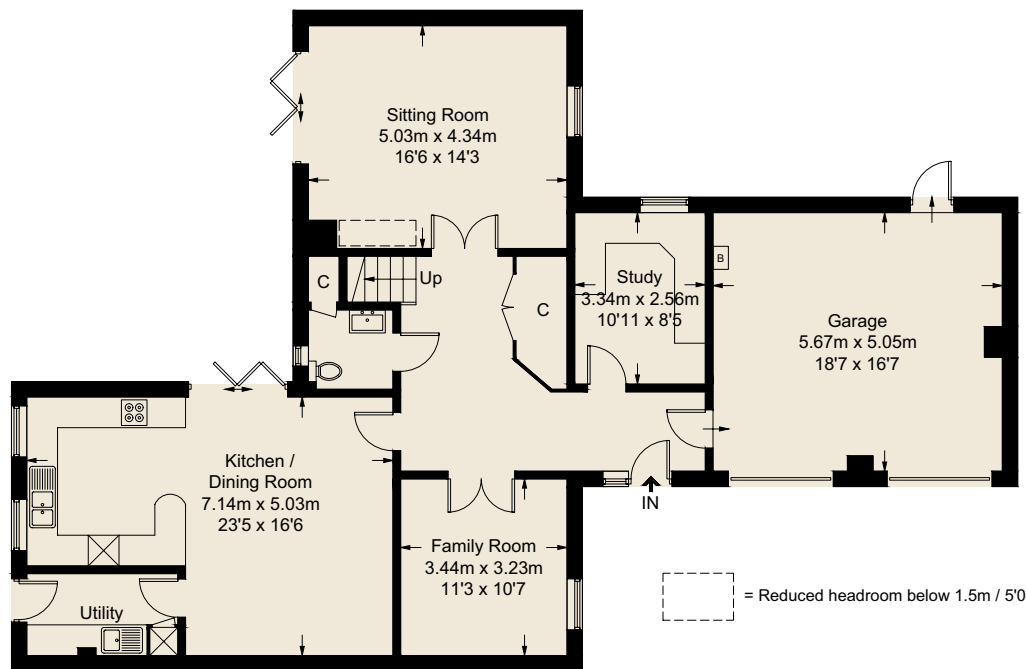
TENURE

Freehold

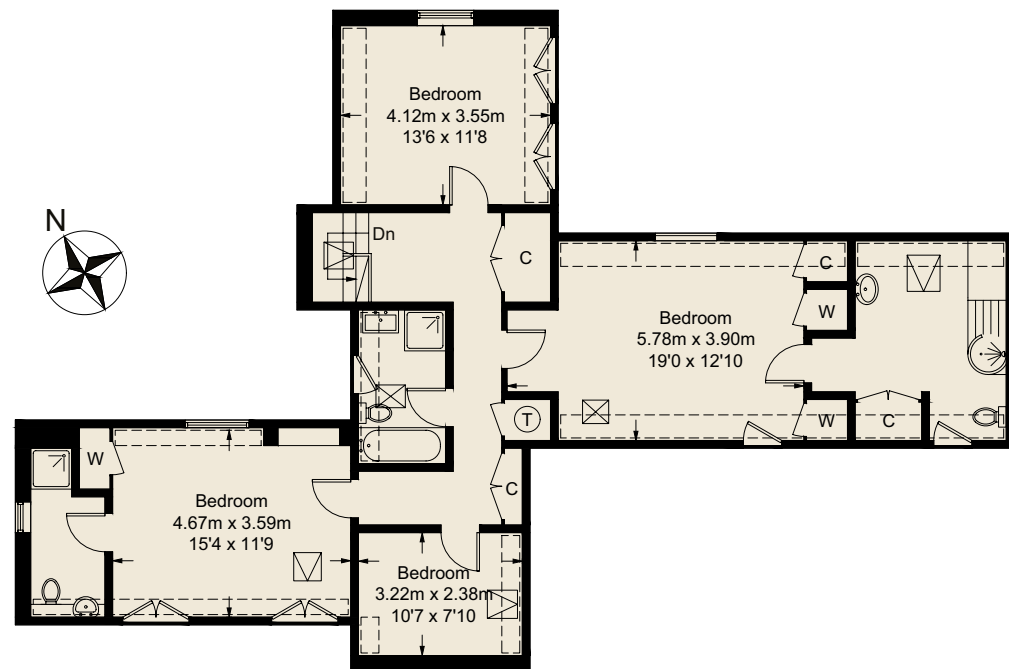
EPC

Band C (74)





Ground Floor
133.8 sq m / 1440 sq ft (Including Garage)



First Floor
105 sq m / 1130 sq ft

Approximate Gross Internal Area = 238.8 sq m / 2570 sq ft
 (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1209855)

VIEWING

Viewing is strictly by appointment. Please telephone Butler Sherborn:

Stow on the Wold Office T: 01451 830731 or
The London Office T: 0207 839 0888.
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Pubs/Bars

The Mousetrap Inn, Bourton on the Water
0.7 miles
Hawkstones Brewery, Bourton on the Water
1.3 miles
The Wheatsheaf, Northleach 5.4 miles
The Nuttery Café/Bar Hub, Notgrove 4.0 miles



Schools

Cold Aston Primary School 2.7 miles
The Cotswold School 1.4 miles



Train station

Kingham Station 9.7 miles
Moreton in Marsh station 8.7 miles



Members Clubs

Soho Farmhouse 21.4 miles
Daylesford Organic, and Bamford Spa
8.0 miles

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