

established 200 years

# Tayler & Fletcher



Grey Gables Barn, Letch Lane

Bourton-On-The-Water, Cheltenham, GL54 2DG

£3,750



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# Grey Gables Barn Letch Lane

Bourton-On-The-Water, Cheltenham, GL54 2DG

*A substantial detached Cotswold stone Barn conversion, extended and refurbished offering spacious and flexible accommodation with a small private garden, parking and detached garage. Grey Gables is located on the south side of the village, a short walk from the Village Centre.*

*To Let unfurnished/part furnished (to include integrated goods) for 12 months possibly longer.*

*AVAILABLE EARLY JUNE 2025*

## DIRECTIONS

From the Bourton Office of Tayler & Fletcher, proceed along the High Street turning right over the first bridge, just before the green, into Sherborne Street passing the Bakery on the Water. Continue along this road bearing right onto Clapton Road, passing Pockhill Lane and then take a left into Letch Lane. Grey Gables Barn will be found after a short distance on the left hand side.

What3Words: diner.snippet.treetop

## LOCATION

Grey Gables Barn is situated in a mature residential area in the heart of the village, a short level walk from the village centre and Budgens supermarket. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary school. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide outdoor rural leisure pursuits.

## DESCRIPTION

Grey Gables Barn comprises a substantial detached Cotswold stone barn conversion sensitively extended and improved. The barn provides flexible accommodation arranged over two floors with a galleried reception hall, two primary reception rooms, a large kitchen/breakfast room, utility room and ground floor bedroom/office on the ground floor. On the first floor there are 4 bedrooms, with a principal bedroom suite, 2 further bedrooms and a family bathroom to one end of the house, with a further guest suite approached via a separate staircase to the other end of the house which could create a separate annexe if desired. The property has ample parking and a substantial detached garage / workshop. There is a courtyard garden to one end with seating and dining areas. The property is approached via a pair of electric gates off Letch Lane.

## Approach

Front door with outside light through to:

## Galleried Reception Hall

With stone floor, galleried landing and open staircase to first floor. Glazed screen and doors to dining room and sitting room. Casement window to front elevation. Door to:

## Cloakroom

With low level WC, wash hand basin with chrome mixer tap. Tiled walls and double glazed casement to front. From the hall, glazed timber doors to:

## Dining Room & Sitting Room

With Oak floor throughout and with subdividing wall to the Sitting Room. Wide double glazed casement window to Letch Lane. Substantial stone fireplace with recessed display niche, stone hearth & log store. From the sitting room, pair of glazed doors to:

## Ground Floor Bedroom Five / Study

With recessed ceiling spotlights. two double glazed casements to front elevation., Oak floor. From the dining room, doorway through to:

## Kitchen/Breakfast Room

With a serving hatch, tiled floor. Wide double glazed casement window to the front elevation. Fitted kitchen with granite worktops, dual stainless steel sink unit with drainer and mixer tap. Space and gas point for Range cooker with brushed stainless steel extractor over. Range of below work surface cupboards and drawers, curved Oak breakfast bar, range of eye-level cupboards and built in wine cooler. Built in dishwasher and further matching worktop with drawers, cupboards and a range of eye level cupboards over. Tiled splashbacks. From the kitchen, a timber door to the inner hall with doors to:

## Utility Room

With two matching worktops, one with stainless steel sink unit with chrome mixer tap and built in cupboards below. Space for washing machine, Three quarter height housemaids cupboard to the side. Pair of eye level cupboards, double glazed casement to side elevation and archway through to rear lobby with door to Front elevation.

## Drawing Room/Garden Room

With double glazed casement to front elevation and bi-fold doors across the gable end of the property. Stone fireplace with wood burner, recessed ceiling spotlighting and three wall light points. From the drawing room, staircase rises to the:







### First Floor Guest Suite Two

With double glazed casements to front and side elevations, recessed ceiling spotlighting, built in cupboard and timber door to:

### En Suite Shower Room

With low level WC, wash hand basin with chrome mixer tap. Recess with deep walk in shower with chrome attachments. Tiled walls and recessed ceiling spotlight. Chrome heated towel rail and Velux over shower. From the main galleried hall, timber staircase with balustrade and handrail rise to the:

### First Floor Landing

With galleried balustrade over the reception hall, beamed ceiling, timber style floor and painted timber door through to:

### Bedroom Three

With double glazed casement to front elevation and side elevation, timber style flooring and exposed timber a-frame. Port hole window to side elevation. From the landing, painted timber door to:

### Bedroom Four

With double glazed casement to front elevation and continuation of the flooring. From the central landing, further corridor through to the:

### Family Bathroom

With tiled floor and matching suite comprising low level WC, pedestal wash hand basin, tiled bath with shower over, chrome fittings and glazed shower panel. Part tiled walls and opaque double glazed casement to front elevation. From the landing, further painted timber door and step down to:

### Master Bedroom Suite

Comprising double bedroom with a pair of double glazed casements to front elevation, extensive built in wardrobes and mirror fronted wardrobes. Part beamed ceiling. Painted timber door to:

### En Suite Shower Room

With tiled floor, deep walk in shower with curved glazed shower screen and chrome fittings, low level WC and pedestal wash hand basin. Chrome heated towel rail, recessed display niche and opaque double glazed casement to front elevation.

### OUTSIDE & GARAGE

Grey Gables Barn is approached from Letch Lane via a pair of wrought iron electric gates with a separate pedestrian gate to the side leading to an extensive gravel parking area with a stone wall to the side. There is a paved terrace seating area to the front and a pathway leading down with the graveled driveway to a substantial detached GARAGE of Cotswold stone elevations under a reconstituted stone slate roof with double timber doors and a double glazed casement window to side elevation. Wall mounted Worcester gas fired central heating boiler with pressurised booster for the hot water system, water softener and pressurised hot water tank. Workshop with one and a half bowl sink unit, chrome mixer tap and cupboards below. Eye level cupboards over. Set to the rear of the house and approached via the path or alternatively via the bi-fold doors from the main drawing room is the extensive paved terrace garden to the north and west side of the barn, with a small area of lawn and a recessed raised pool.

### SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating. Telephone connection is subject to British Telecom regulations. Fibre Broadband. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

### LOCAL AUTHORITY

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

### COUNCIL TAX

Council Tax band G. Rate Payable for 2025/ 2026: £3,805.23

### HOLDING DEPOSIT

A holding deposit of one week's rent £865 is requested to secure the property whilst credit and reference checks are being made, which then, with the tenants permission, will go towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

### SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £4,326 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

### RESTRICTIONS

Non smokers

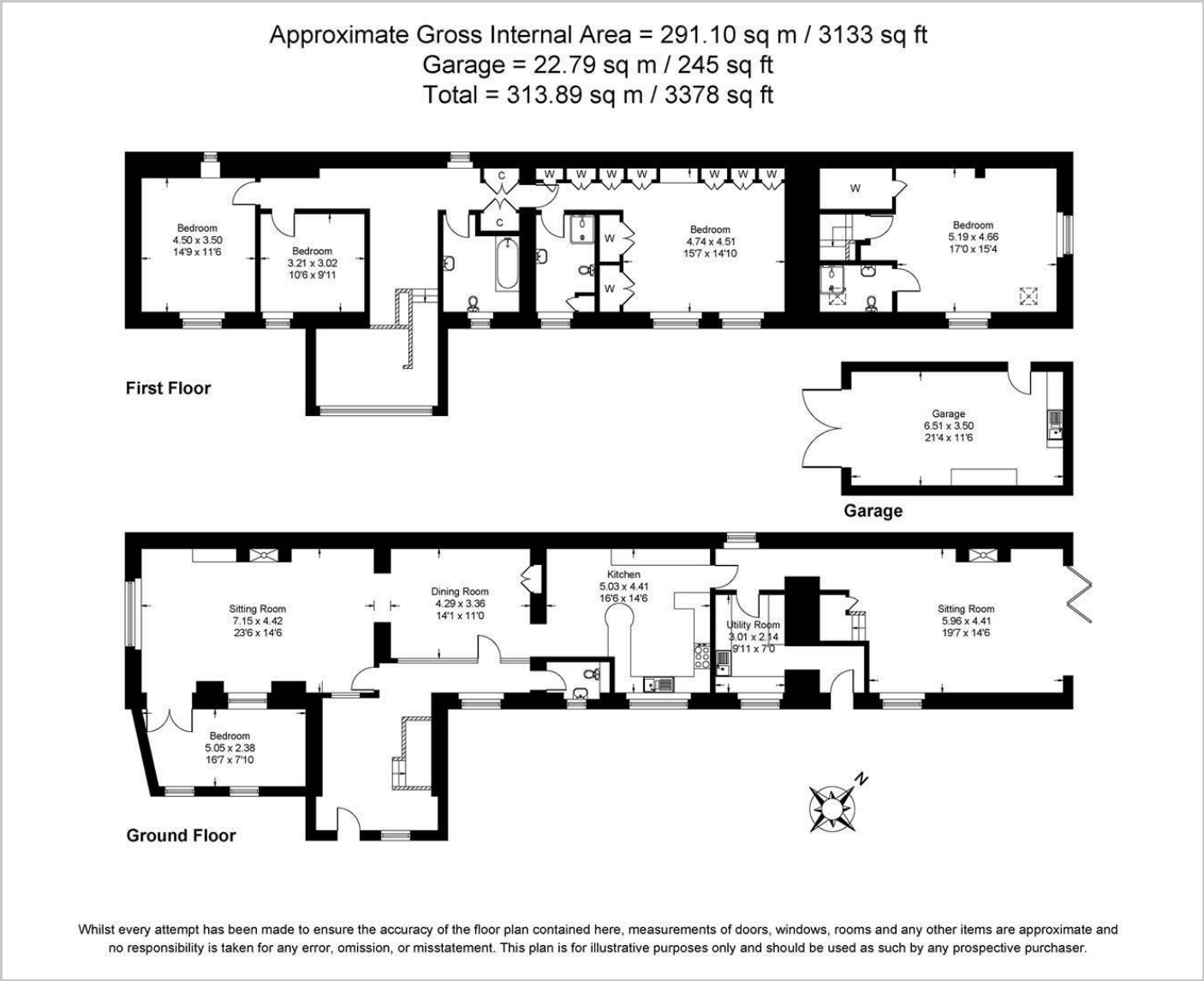
A pet by arrangement

### AGENTS NOTES

The property will not be managed by Tayler & Fletcher.

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

Floor Plans



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.