established 200 years

Tayler & Fletcher

Wagtails, 8 Slaughter Pike

Lower Slaughter, Cheltenham, GL54 2FD

Guide Price of £425,000

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A beautifully presented semi-detached traditional Cotswold style property with two reception rooms and three bedrooms, single garage and garden.

LOCATION

Wagtails is situated at the end of a small cul de sac between Lower Slaughter and Bourton-on-the-Water adjacent to farmland. Basic daily supplies are available from the Lower Slaughter garage while a more comprehensive range of facilities may be found in nearby Bourton and Stow-on-the-Wold including supermarkets, doctors, shops, restaurants and pubs. There is also excellent primary and secondary schooling with the Cotswold School at Bourton. The picturesque Cotswolds provide excellent outdoor leisure pursuits while the cultural centres of Oxford, Cheltenham and Stratford are all within easy travelling distance.

DESCRIPTION

Wagtails is an immaculately presented semi detached reconstituted stone cottage in the traditional Cotswold style with well planned and beautifully presented accommodation arranged over two floors comprising; Sitting room, with open fire, a lovely family kitchen/ dining room to the rear with comprehensively fitted kitchen, separate utility. On the first floor, a master bedroom with en suite, two further bedrooms and a family bathroom. The property also has an attached single Garage and a lovely south facing rear garden. The exterior timber doors and windows have been recently replaced with uPVC doors and windows. The accommodation is described as follows:

Approach

Gabled entrance with outside light and quarry tiled floor with opaque glazed front door leading to:

Entrance Hall

With below stairs storage cupboard, stairs rising to first floor and door to:

Cloakroom

With tiled floor, low-level W.C., pedestal wash hand basin and tiled splash back.
From the Hall door to:

Sitting Room

With decorative stone fireplace and hearth, currently fitted with an Optiflame electric fire, wide double glazed casement window to front elevation and coved ceiling.
From the Hall door to:

Kitchen / Dining Room

With tiled floor and comprehensive built-in Kitchen with range of below work surface cupboards and drawers, space and plumbing for dishwasher, built-in refrigerator, 5-ring gas hob with central wok burner, brushed stainless steel extractor over, range of eye-level cupboards, built-in AEG double oven and grill with cupboards above and below, work surface with tiled splash back, wide double glazed casement window over looking the rear garden, recessed ceiling spot lighting and door to:

Utility Room

With continuation of the tiled floor,

water softener, waste and plumbing for automatic washing machine and drier, worktop with stainless steel sink unit and housemaids cupboard to one side, wall mounted Worcester gas-fired central hearing boiler and part double glazed door leading to the rear terrace and garden beyond.
From the Hall stairs rise to the:

First Floor Landing
With access to roof space, airing cupboard with pine slatted shelving and door to:

Master Bedroom 1
With range of built-in wardrobes with hanging rail and shelving, double glazed casement window to front elevation and door to:

En Suite Shower Room
With tiled floor, wall mounted wash hand basin, low-level W.C., walk in shower with wide chrome shower head. Conservation roof light and chrome vertical heated towel rail.
From the Landing door to:

Bedroom 2
With recently fitted conservation roof light to the rear elevation and double doors to the built-in wardrobe cupboard with hanging rail and shelving over.
From the Landing door to:

Bathroom
With panelled bath with separate wall mounted shower with chrome fittings, part tiled walls, low-level W.C., pedestal wash hand basin and chrome vertical heated towel rail.
From the landing, door to:

Bedroom 3
With double glazed casement window over looking the rear garden and doors to built-in wardrobe cupboard with hanging rail and shelving over.

Outside
Wagtails is set at the end of Slaughter Pike adjoining open countryside and is approached by a paved path with low Cotswold stone wall with mature clipped hedging and a small lawned area in turn leading to the front porch. Set to the side is a tarmacadam driveway leading to the attached single Garage with up and over door and separate part glazed door to the rear with eaves storage over. Set to the rear of Wagtails is a mature landscaped garden with large paved terraced area immediately to the rear of the house with sculpted shrub borders surrounding a central lawn area with gravel pedestrian path down the left hand side leading to the garden shed.

SERVICES
Mains gas, electricity and water are connected. Shared private drainage system.

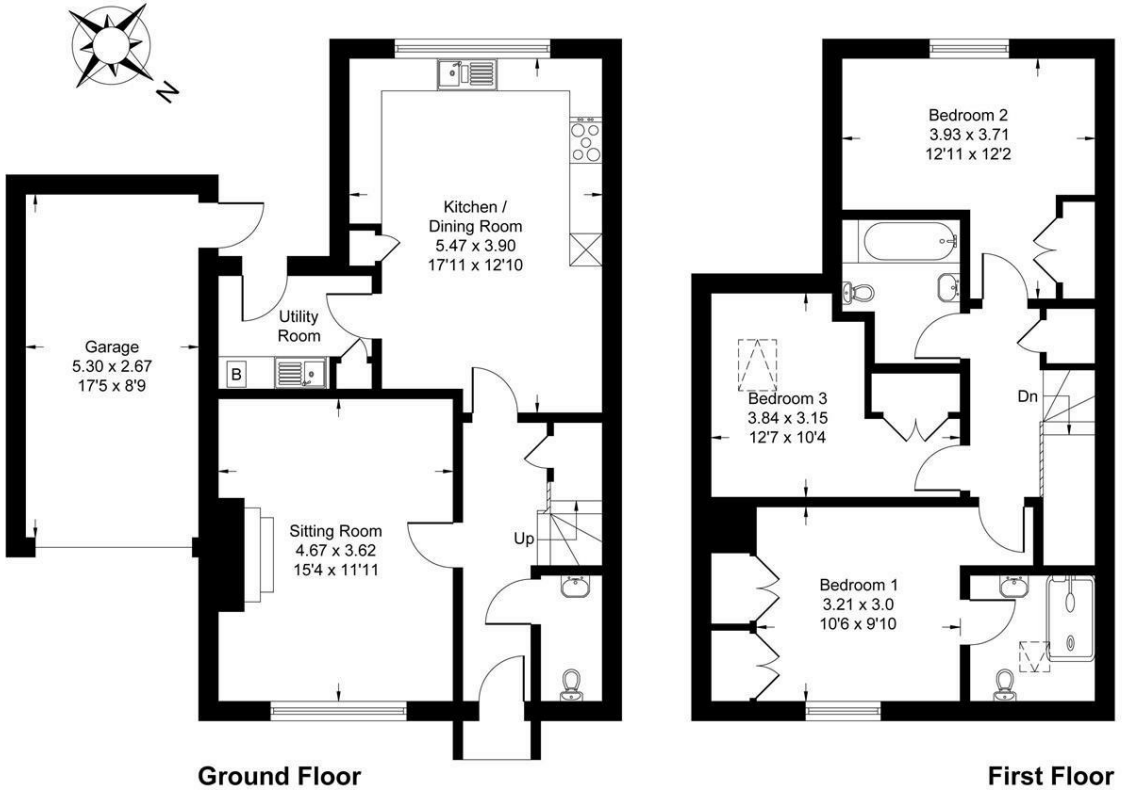
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band D. Rate Payable for 2025/ 2026: £2,209.94

DIRECTIONS
From the Bourton Office of Tayler & Fletcher head out of the village to the Fosse Way. Turn right on to the Fosse Way heading towards Stow. Shortly after the Lower Slaughter turning and immediately opposite the garage turn right in to Slaughter Pike. Proceed to the end of the lane and Wagtails, No.8, will be found set back on the right hand side.

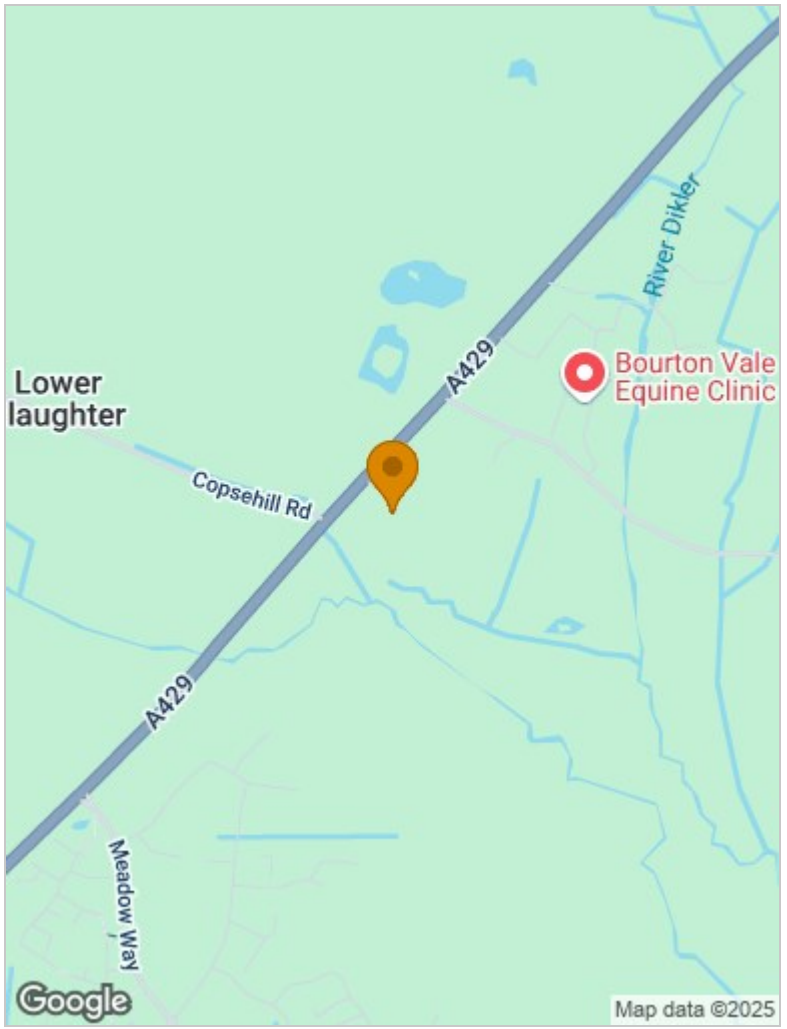
What3Words: ///templates.date.fears

Floor Plan



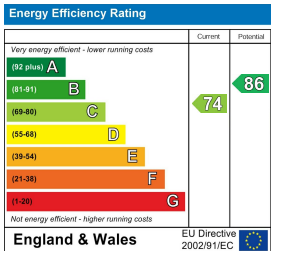
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913
if you wish to arrange a viewing appointment for this property or require further information.



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