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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 heating 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 tarmac 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

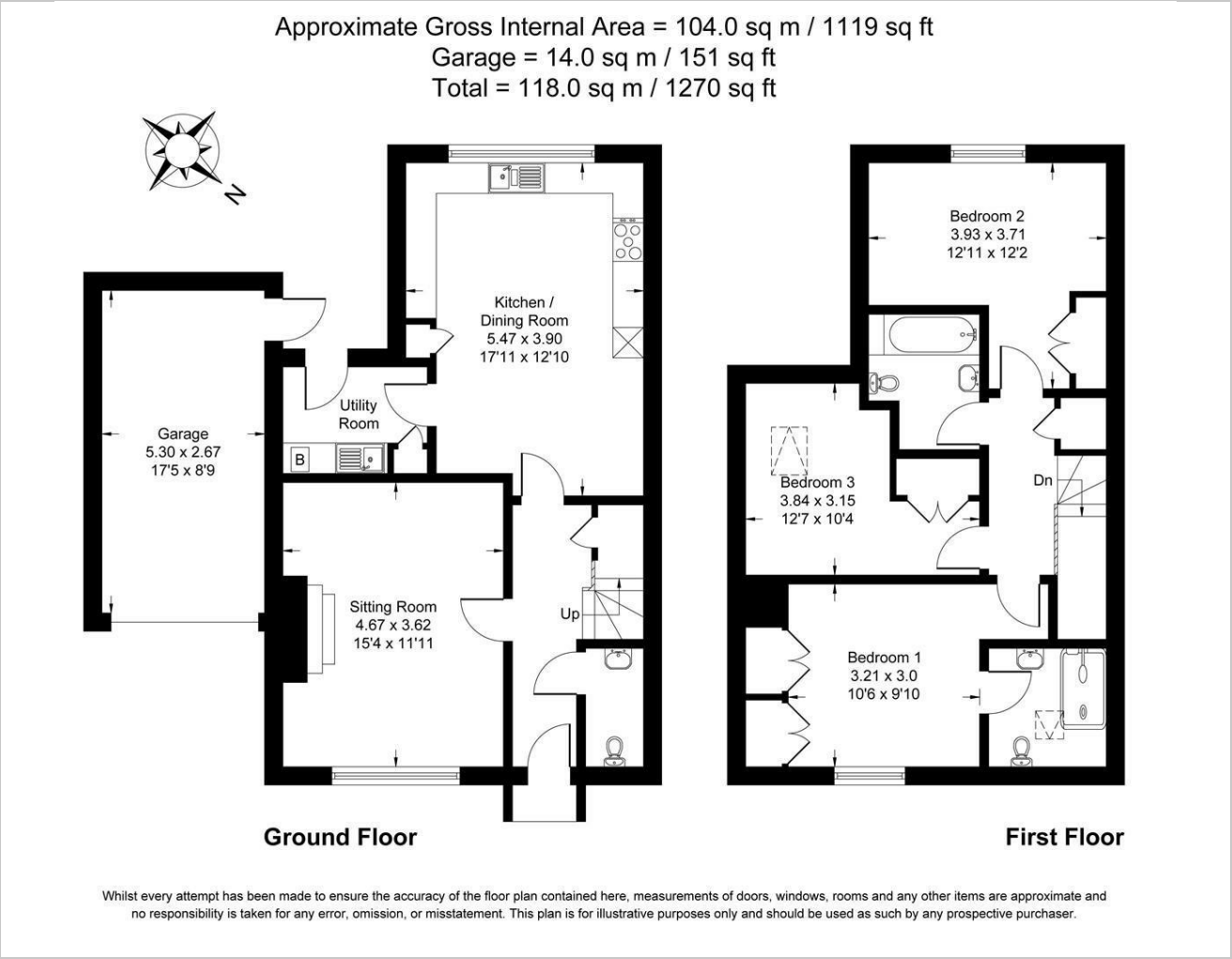
Council Tax band D. Rate Payable for 2025/ 2026: £2,209.94

DIRECTIONS

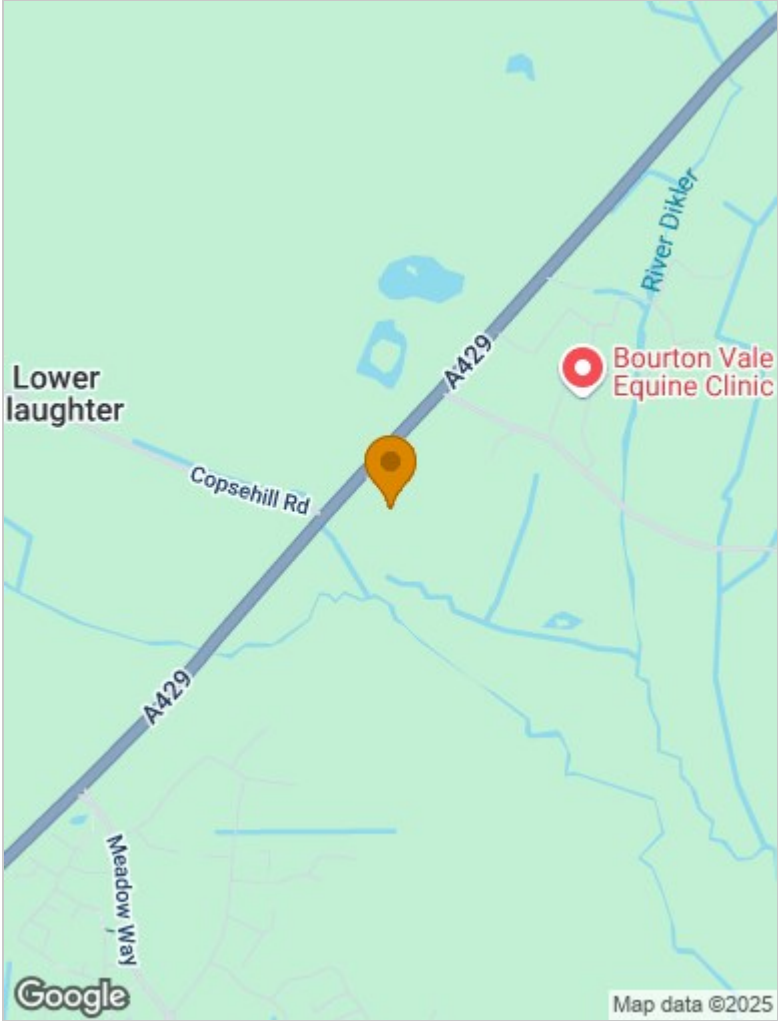
From the Bourton Office of Tayler & Fletcher head out of the village to the Fosse Way. Turn right on to the Fosse Way heading towards Stow. Shortly after the Lower Slaughter turning and immediately opposite the garage turn right in to Slaughter Pike. Proceed to the end of the lane and Wagtails, No.8,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

What3Words: [///templates.date.fears](https://www.what3words.com/#!/en/@@@templates.date.fears)

Floor Plan



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.

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.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | 74 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |