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# Tayler & Fletcher



Shamrock, Mousetrap Lane  
Bourton-on-the-Water, GL54 2AU

**Guide Price £1,150,000**











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*A substantial and individually designed detached house extended and refurbished to an exacting standard by the current owners with light and modern reception spaces, 5 bedrooms and three bathrooms with leisure complex, gardens and garaging.*

## LOCATION

Shamrock is situated on Mouse Trap Lane, just off Lansdowne on the western end of the High Street and very conveniently located for access to all the village amenities and just a short distance from the village green and River Windrush. 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

Shamrock comprises a substantial detached family house lovingly created by the current owners over several years and constructed of reconstituted stone elevations under a plain concrete tiled roof with substantial extension and alterations providing individual bespoke accommodation for modern family living. The ground floor has been extended to create light and open reception space with a large principal sitting room, a separate snug/study and an impressive open plan kitchen and dining area flowing through to a substantial garden room with lantern over. On the first floor there is a wide landing with a guest bedroom with en suite, three further bedrooms and a family bathroom and on the second floor is an impressive principal suite across the entire floor with extensive dressing area, bathroom and principal bedroom, all with Juliet balconies overlooking the garden and beyond. Set to the side of the house is an indoor spa pool, sauna and shower room, together with a large double garage, ample parking, a wide paved terrace and mature gardens.

## Approach

Gabled entrance and solid timber door to:

## Hall

With stairs rising to the first floor. Stone tiled floor, double glazed casement to side elevation and timber doors in turn leading to:

## Cloakroom

With low level WC, pedestal basin with tiled splash back and continuation of the stone tiled floor. Recessed ceiling spotlighting.

## Sitting Room

With double aspect with mullioned double glazed casement windows to front and rear elevations, decorative cut stone fireplace with woodburning stove and recess/log store to side. Coved ceiling. Two wall light points.

## Kitchen/Breakfast Room

Bespoke fitted kitchen with Granite worktop and upstands throughout with one and a half bowl stainless steel sink unit with chrome mixer tap, space and gas point for Range cooker with Rangemaster extractor over. Comprehensive range of built in cupboards and drawers, built in Bosch dishwasher, range of eye level cupboards and plinth with recessed spotlighting. Further matching three quarter height unit with larger drawers and space for American style fridge/freezer. Island unit with built in cupboards and drawers. Further dresser unit with matching top and drawers. Archway interconnecting to garden room and separate double glazed door to side elevation. Stone tiled floor and recessed ceiling spotlighting throughout.

## Study/Snug

With mullioned casement windows to front and side and built in storage cupboards with shelving. Oak floor. From the Kitchen/Breakfast room, wide archway and steps lead down to the:

## Garden Room

With wide bi-fold doors across the rear of the house, double glazed casement window to side elevation, central glazed lantern over, recessed ceiling spotlighting, built in storage and continuation of the stone tiled floor. From the hall, stairs with painted timber balustrade and handrail rise to the:

## First Floor Landing

With mullioned casement window to the front elevation, stairs rising to the second floor and built in airing cupboard with pine slatted shelving and pressurised hot water cylinder. Doors in turn leading to:

## Bedroom One

With mullioned window to the front elevation and deep built in cupboard with hanging rail and shelving.

## En Suite Shower Room

With casement window to side elevation, deep shower cubicle with chrome fittings and wall mounted basin with chrome mixer tap, tiled splash back and built in drawers below. Low level WC, chrome heated towel rail and recessed ceiling spotlighting.



**Bedroom Two**

With wide mullioned window to front elevation and built in cupboards with hanging rail.

**Bedroom 3**

With casement window to rear elevation and built in wardrobes.

**Family Bathroom**

With slate tiled floor, ornate oval bath with chrome mixer tap and handset shower attachment set centrally. Recessed display shelving, part marbled tiled walls and low level WC. Glazed shower cubicle with chrome fittings and shower rose over. Wall mounted wash hand basin with chrome mixer tap, marbled splash back and built in drawers below. Chrome heated towel rail and recessed ceiling spotlighting.

**Bedroom Four**

With mullioned windows to side and rear elevations. From the landing, stairs with painted balustrade and handrail rise to the:

**Second Floor Suite**

Landing with Velux Juliet balcony with recessed cupboards to either side. Dressing area with built in cupboards and walk-in wardrobe with hanging rail and shelving. Recessed ceiling spotlights, ornate circular window to front elevation.

**Principal Bedroom**

With exposed timber purlins, eaves storage, two wall light points, recessed ceiling spotlighting and Velux with Juliet balcony.

**En Suite Bathroom**

With ornate slipper bath by Heritage with chrome tap and handset shower attachment set on a raised plinth. Decorative tiling, deep walk in shower with chrome fittings and wall mounted wash hand basin with chrome mixer tap, tiled splash back and built in drawers below. Chrome heated towel rail, pedestal wash hand basin and eaves storage. Velux Juliet balcony to rear.

**OUTSIDE**

Shamrock is approached from Mousetrap Lane via a gravel drive with low reconstituted stone pillars and front wall leading to an extensive gravelled parking area with raised beds to one side and evergreen hedging to the other and in turn leading to the front door. A separate pedestrian gate leads through to the principal gardens. Set to the side of the house is a substantial oak framed DOUBLE GARAGE with solid timber doors. A retracting loft ladder leads to extensive eaves storage.

**LEISURE COMPLEX**

With central hall with slate tiled floor, heated towel rail and glazed fronted sauna. Further archway and sliding door to:

**Cloakroom**

With continuation of the slate tiled floor, low level WC with built in cistern with marbled tiling and granite plinth. Heated towel rail, ornate polished granite circular wash hand basin with mixer tap and pair of wall lights over. From the hall, sliding door to:

**Shower Room**

With slate floor, heated towel rail, recessed ceiling spotlights and wide walk in shower with glazed sliding doors, chrome handset shower attachment and large ceiling rose over. Marbled tiling. From the hall, glazed door leads through to the:

**Swimming Pool**

With central Spa Pool with slate tiles surrounding and incorporating a hot tub spa to one end. Vaulted ceiling, two automated roof light points, recessed ceiling spotlighting and wide double glazed bi-fold doors open ng out to the rear garden.

**Rear Garden**

With extensive paved terrace and seating area to the side with steps leading down to the lower terrace. The principal gardens are laid to lawn with sculpted herbaceous borders surrounding and clipped Beech hedging to the far end with mature Maple and Cherry trees to the corner.

**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 F. Rate Payable for 2025/2026: £3,297.88.

**SERVICES**

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

**DIRECTIONS**

From the Bourton-on-the-Water office proceed in a westerly direction along Lansdowne, where Mouse Trap Lane will be found on the right hand side (just past The Mousetrap Inn). Turn in to Mouse Trap Lane and Shamrock can be found on the right hand side just before the end of the lane.

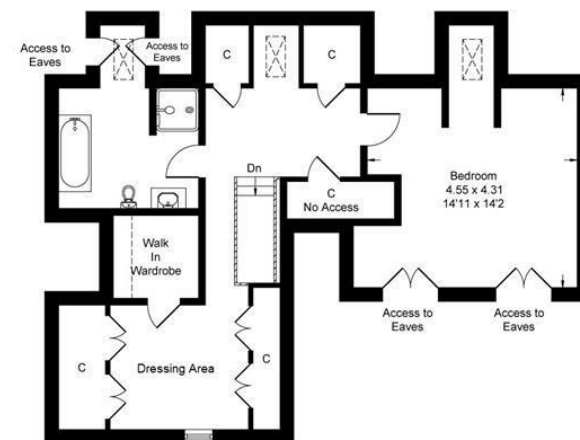
What3Words: amended.yours.twinkling



# Floorplan



Approximate Gross Internal Area = 307.12 sq m / 3306 sq ft  
 Garage = 31.96 sq m / 344 sq ft  
 Total = 339.08 sq m / 3650 sq ft



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.



Location 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 78        |
| (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 |           |