



Hillside

Bourton On The Hill | Moreton-in-Marsh | Gloucestershire | GL56 9AH



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Stratford-Upon-Avon 20 miles

Cheltenham 20 miles

Oxford 31 miles

Moreton-in-Marsh 2.4 miles

A spacious three storey 4/5 bedroom
country retreat full of innate character
and charm.

Vestibule | Kitchen Room | Dining Room | Utility |
Living Room | Studio

EPC rating D64

Offers In Excess Of: £700,000



Prominently positioned in the centre of this charismatic North Cotswold village and having the benefit of a 150-foot enclosed garden to the rear, this deceptively spacious double fronted three storey country retreat is full of the innate character and charm of a period Grade II listed building with some features believed to originally date from the 15th century.

The property has been extended and updated over recent years and incorporates adaptable accommodation which includes a sitting room with a homely wood burning stove, stylish fitted breakfast kitchen, separate dining room and utility and an elevated studio or office to the rear with direct access on to the beautiful garden. The first floor offers a variety of rooms with the master bedroom now being at the rear of the property with the main front bedroom having a beautiful fireplace and the option of a dressing room or a further bedroom to the rear with an Apex ceiling and direct access to the garden. There is a family shower room and 'Jack and Jill' main bathroom adjacent to bedroom two and forming the bathroom to the rear bedroom. There is a further bedroom on the second floor and separate loft storage.

When entering the property, one is immediately impressed with the antique flag stone floor leading through to the full height glazed vestibule to the rear with a perfect picture window towards the rear garden. The property has many exposed stone walls, antique fireplaces and painted beams, antique leaded paned windows and built-in window seats. There is an atmospheric original bread oven in the dining room begging to be renovated to its fullest extent. More contemporary enhancements include gas fired central heating, pressurised hot water system, upgraded wiring and plumbing.

One of the main delights of the property however is the 150-foot enclosed lawned rear garden with several areas for alfresco dining and the all important benefit of two car tandem parking at the end.

For those looking for the quintessential Cotswold cottage set amongst similarly aged character homes, this is an opportunity not to be missed.



General


Council tax band F

Directions

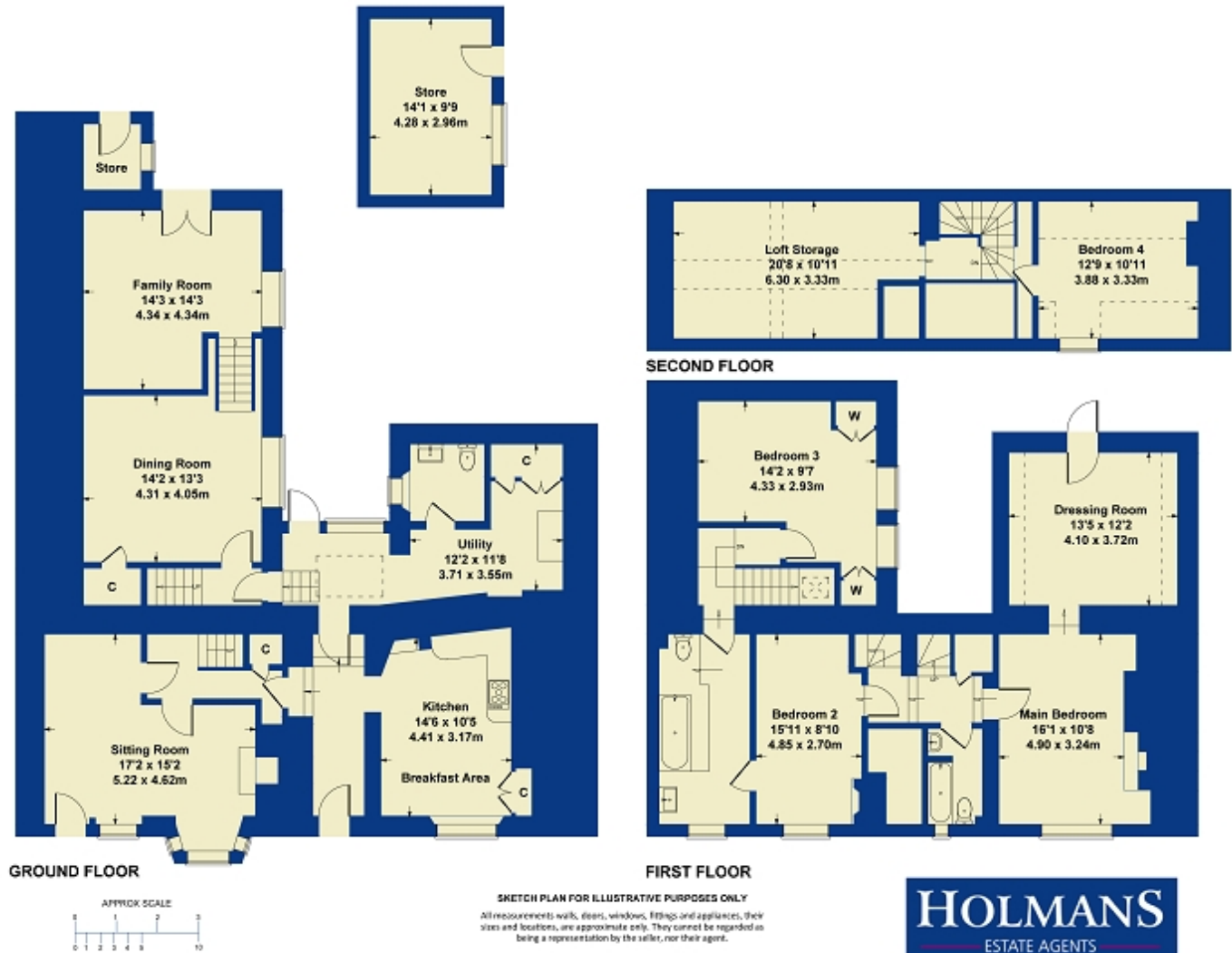
From our office in Moreton-in-Marsh, turn left and at the second mini roundabout turn right along the A44 towards Broadway and into the village of Bourton on the Hill passing Bourton House on the left hand side and then climbing the hill, take either the first or second turnings on the left, park in the lane and then return to the front entrance of Hillside which is almost opposite the church.

Hillside, Bourton-on-the-Hill, GL56 9AH

Approximate Gross Internal Area
2769 sq ft - 256 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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