



WOODLAND HOUSE
BOURTON ON THE WATER, GLOUCESTERSHIRE

A spacious family house with excellent rural views, beautiful gardens, a separate double garage with office above and extensive parking

Ground Floor: Entrance Hall • Sitting Room
Snug/Family Room • Kitchen/Dining Room
Utility • Cloakroom

First Floor: Main bedroom with adjoining Bathroom,
Dressing Area and Balcony • Guest Bedroom with
adjoining Bathroom • Three further Bedrooms
Shower Room

Outside: Lawned Gardens and Terraces
Detached double Garage with office above
Parking for four cars • All set in 0.3 Acre

**Butler
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DESCRIPTION

Woodlands House enjoys the most wonderful view over the protected Greystones Farm Nature Reserve and is set on the edge of the village on Moors Lane in the Salmonsbury Conservation Area. This well-presented, spacious house offers 2,870 sqft of living accommodation arranged over two floors, with the additional 674sqft of the separate garage and office.

This detached family home caters for the modern family, with a superb, south-east facing kitchen/dining with space for some sofas and bi-fold doors to the gardens, complimented by two well-proportioned reception rooms. The sitting room has a large wood burner set in a stone fireplace and a wooden floor, the snug family room has a Cotswold stone feature fireplace and a wooden floor.

The heart of the home is the kitchen/dining room, which is wonderfully light and bright, with the additional light from the roof lantern. The fitted kitchen and the island are well appointed with integrated oven, hob, fridge and dishwasher. The attractive stone floor runs through into the dining area.

The spacious main bedroom is double aspect and has a generous south-east facing balcony, which has a beautiful far-reaching view over the surrounding fields. The office above the garage is perfect to be able to work from home. The Cotswold School is a walk down the road and this village offers a range of useful day to day shops and facilities, along with the sports centre.

The house is approached through impressive iron gates over a gravelled driveway to the garaging, through the side terrace garden to the front door, which is set under a generous covered tiled porch.

The garden is mainly laid to lawn, ideal for small children as it is level and runs around the house. A mature Cotswold stone wall and hedges marks the boundary with views over grazing land. The paved south-facing terrace is partly enclosed by matures hedging and Cotswold stone walls and is perfect for



outdoor entertaining, especially as it has a brick-built pizza oven. Flower and shrub beds are well-stocked and are interspersed with mature trees, making a pretty garden for a family with pets.

There are many attractions within walking distance, namely the famous Birdland and The Greystones Nature Reserve. Sporting facilities include the Bourton Vale Cricket Club with regular BBQs and the Cotswold Clubhouse with gymnastics, trampolining and the added benefit of a café. The town also offers two gyms and a public swimming pool, and it is also on a number of bus routes.





SERVICES

Mains water and electricity. Oil fired central heating. Private drainage to a septic tank. Broadband to the house. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.)

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



LOCAL AUTHORITY

Cotswold District Council
Trinity Road, Cirencester GL7 1PX
T: 01285 623000 | W: www.cotswold.gov.uk

COUNCIL TAX

BAND G

EPC

Band E (51)

VIEWING

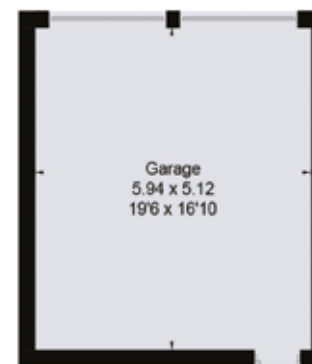
Viewing is strictly by appointment. Please telephone Butler Sherborn:

Stow on the Wold Office T: 01451 830731 or
The London Office T: 0207 839 0888
E: stow@butlersherborn.co.uk

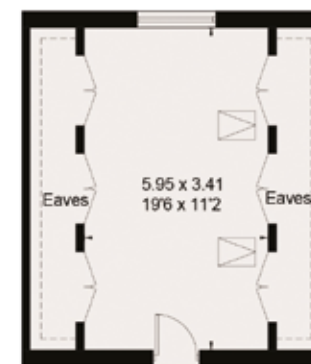
Approximate Floor Area = 267.5 sq m / 2879 sq ft
 Garage = 62.6 sq m / 674 sq ft
 Total = 330.1 sq m / 3553 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98363

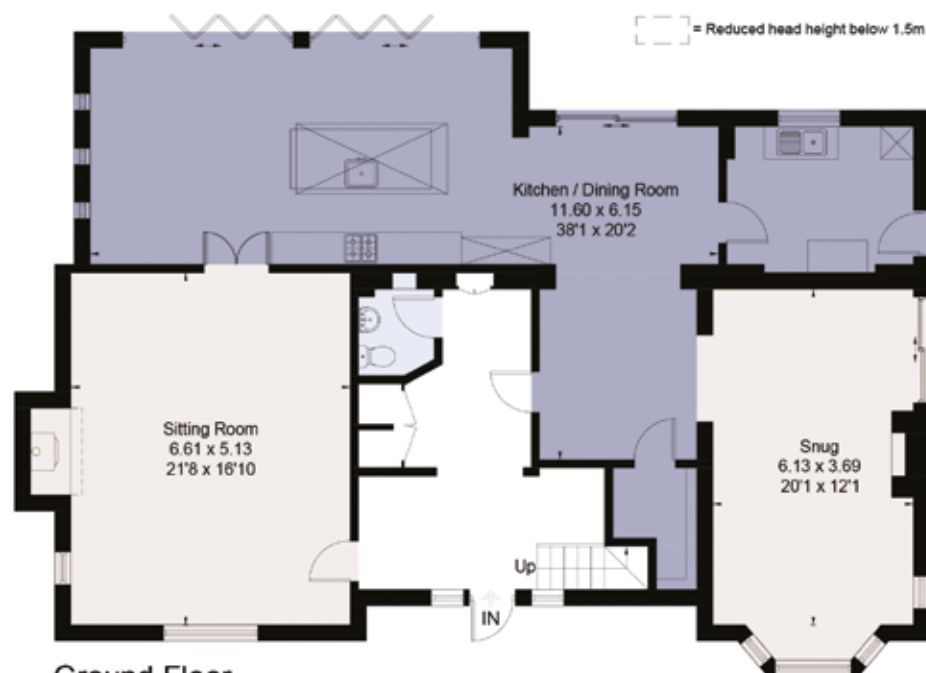


Garage - Ground Floor

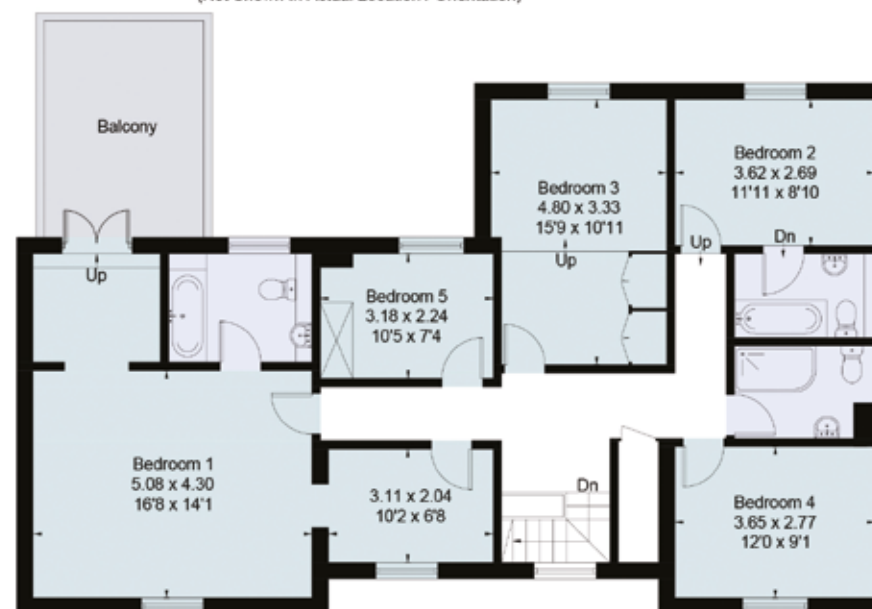


Garage - First Floor

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

DIRECTIONS (GL54 2HA)

From the Fosseway A429, at the traffic lights turn into Station Road, after the supermarket turn left into Roman Way, then 1st right into Moors Lane. Woodland House is on the right handside marked by the iron gates set in Cotswold stone pillars.

what3words: ///rounds.equipping.fidgeting



Pubs

The Mousetrap Inn, Bourton 1 mile
Hawkstones Brewery, Bourton 1.3 miles
The Slaughters Country Inn 2.1 miles
The Wheatsheaf, Northleach 6.8 miles



Schools

Cold Aston Primary School 3.7 miles
The Cotswold School 0.7 miles
Swell Primary School 4.1 miles



Train station

Kingham Station 9.2 miles
Moreton in Marsh station 8.6 miles
Members Clubs
Soho Farmhouse 21.3 miles
Daylesford & Bamford Spa 7.9 miles

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