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Tayler & Fletcher



7 Copins Court
, Bourton-On-The-Water, GL54 2JY
Guide Price £545,000





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A well presented four bedroom family house set in a convenient position just off the village centre, with parking, single garage and private south facing rear garden.

LOCATION

Often referred to as the “Venice of the Cotswolds,” Bourton-on-the-Water is one of the region’s most picturesque villages, known for its low stone bridges and tranquil river setting. The village offers an idyllic lifestyle with a vibrant community atmosphere, a wide range of amenities including a Primary School, independent shops, cafés, traditional pubs, supermarkets, restaurants, churches, a leisure centre, and the highly regarded local Secondary School, The Cotswold Academy. Surrounded by stunning countryside, it is ideal for those who enjoy walking and outdoor pursuits. Bourton enjoys excellent transport connections, with regular local bus services and mainline rail links to London Paddington from nearby Kingham Station (approximately 8 miles). Its central Cotswold location provides easy access to Cheltenham, Cirencester, and Oxford, making it a desirable base for both commuters and those seeking a peaceful rural lifestyle.

DESCRIPTION

The property comprises a bespoke semi-detached family house constructed in the late 2000s by bespoke builders creating well planned accommodation arranged over two floors with a hall, fully fitted kitchen, cloakroom and open plan living room with seating and dining areas, and access to a conservatory to the rear overlooking the South facing garden. There is also an integral single garage with access from the hall. On the first floor there is a principal bedroom with en suite shower room, a large guest bedroom, family bathroom, further double bedroom and a single bedroom or study as desired. The property occupies an excellent central position within a popular and mature residential area of the village with parking and a south facing rear garden.

Approach

Covered entrance with leaded canopy and outside light. Solid painted timber front door with ornate stained glass insert to:

Hall

With tiled floor throughout. Painted timber door to below stairs cloaks cupboard and separate door to the garage. Interconnecting doorway through to the:

Kitchen

With continuation of the tiled floor and fitted kitchen comprising one and a half bowl sink unit with chrome mixer tap, four ring Bosch halogen hob with brushed Bosch stainless steel extractor over, built-in washer dryer and built-in Bosch slimline dishwasher. Range of below work surface cupboards and drawers, three quarter height unit to one side with built-in refrigerator and freezer and built-in Bosch stainless steel oven/grill with combination oven over. Cupboards above and below, range of eye level cupboards, tiled splash back, recessed ceiling spotlighting and double glazed casement window to the front elevation.

From the hall, painted timber door to:

Sitting & Dining Room

With a flexible open plan layout with wide double glazed casement window to rear elevation. Decorative marble fireplace with electric coal effect fire. Further dining area with double glazed French doors leading out to the:

Garden Room

With tiled floor, reconstituted stone dwarf walls with double glazed casements over and double glazed French doors leading out to the rear garden. Wall mounted electric heater.

From the hall, stairs with painted timber handrail rise to the:

First Floor Landing

With painted timber balustrade and handrail. Access to roof space and painted timber door to airing cupboard with pressurised foam lagged hot water cylinder and pine slatted shelving. Painted timber door to:

Bedroom One

With double glazed casement window to rear elevation, extensive range of built-in wardrobes and painted timber door to:

En Suite Shower Room

With tiled floor and matching suite of low level WC, inset wash hand basin with chrome mixer tap, tiled splash back and built-in cupboards below. Walk-in shower cubicle with bi-fold glazed door and chrome fittings, chrome heated towel rail and opaque double glazed casement window to rear elevation.

From the landing, painted timber door to:

Bedroom Two

Double aspect with double glazed casement windows to front and rear elevation. Access to roof space,

From the landing, painted timber door to:

Family Bathroom

With matching suite of panelled bath with chrome mixer tap and wall mounted shower, chrome fittings and glazed shower screen. Low level WC, pedestal wash hand basin with chrome mixer tap and part tiled walls. Opaque double glazed casement to side elevation.

From the landing, painted timber door to:

Bedroom Three

With double glazed casement window to front elevation.

From the landing, painted timber door to:

Bedroom Four

With double glazed casement window to front elevation.

OUTSIDE

7 Copins Court is approached from the cul-de-sac via a paved path to the front door with a low maintenance landscaped front garden with clipped box and shrubs. Set to the side is a paved driveway and in turn leading to the SINGLE GARAGE which may also be approached from the hall. The single garage has an electrically operated up and over door, a separate painted timber door with glazed insert to the rear elevation and with a casement window to the side. Fitted work bench, power and light,

Set to the rear of the house is the principal garden designed with low maintenance in mind and with a paved terrace immediately to the rear of the house with separate pedestrian access over the adjoining driveway. With a gravelled terrace with paved inserts and herbaceous border to the far end, the gravelled and paved terrace in turn leading to a raised deck and seating area enjoying the afternoon sun. The pathway continues back to the door to the garage. The garden enjoys a lovely southerly aspect and good privacy.

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax band E. Rate Payable for 2026/ 2027: £2,942.91.

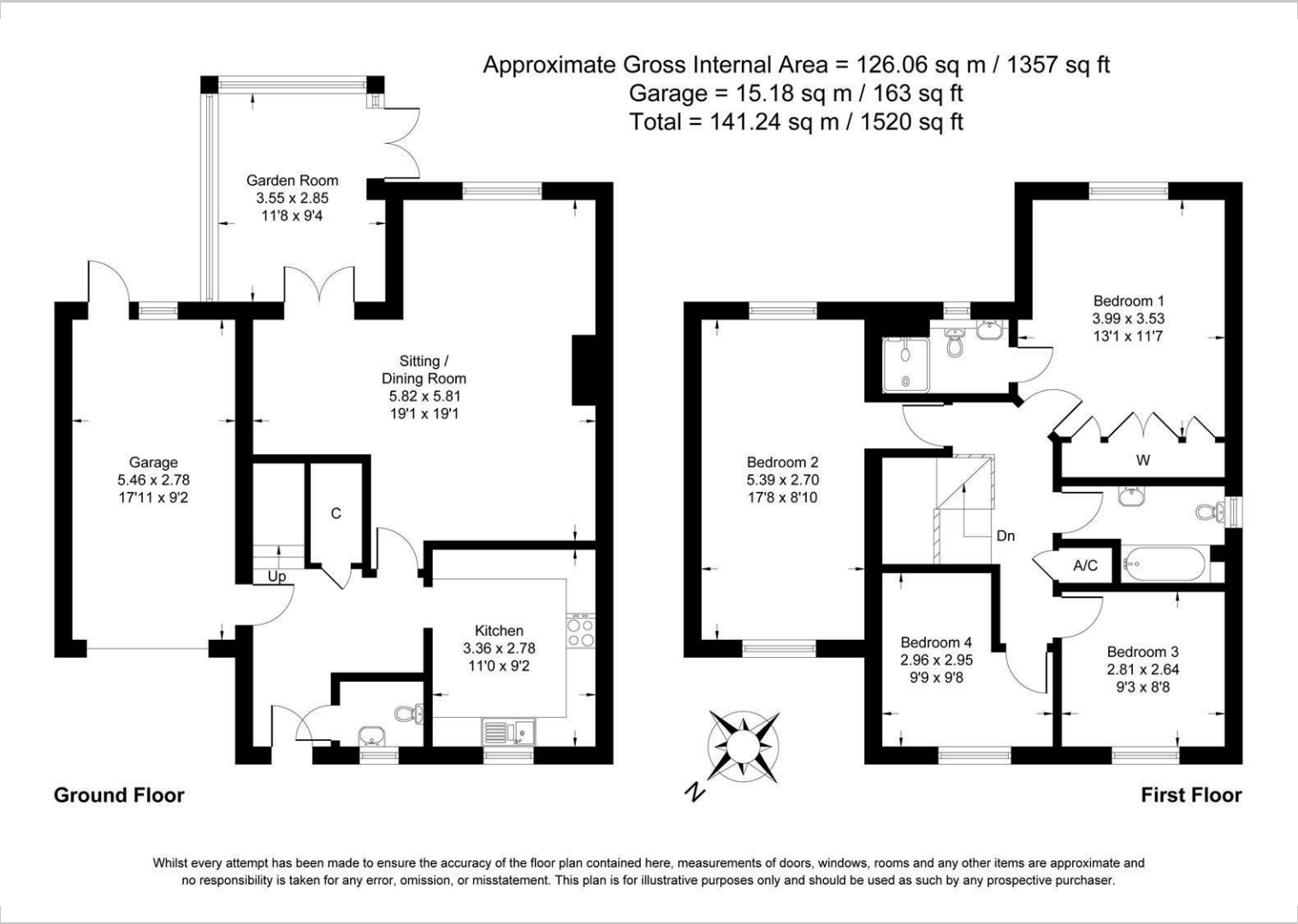
DIRECTIONS

From the Bourton office, proceed down through the High Street passing the village green and centre of the village. At the junction turn left into Station Road. Pass the service station and take the right hand turn into Roman Way. Continue through Roman Way and Copins Court can be found on the right hand side with No.7 set back on the right hand side.

What 3 Words: [marching.reflector.infringe](#)



Floor Plan

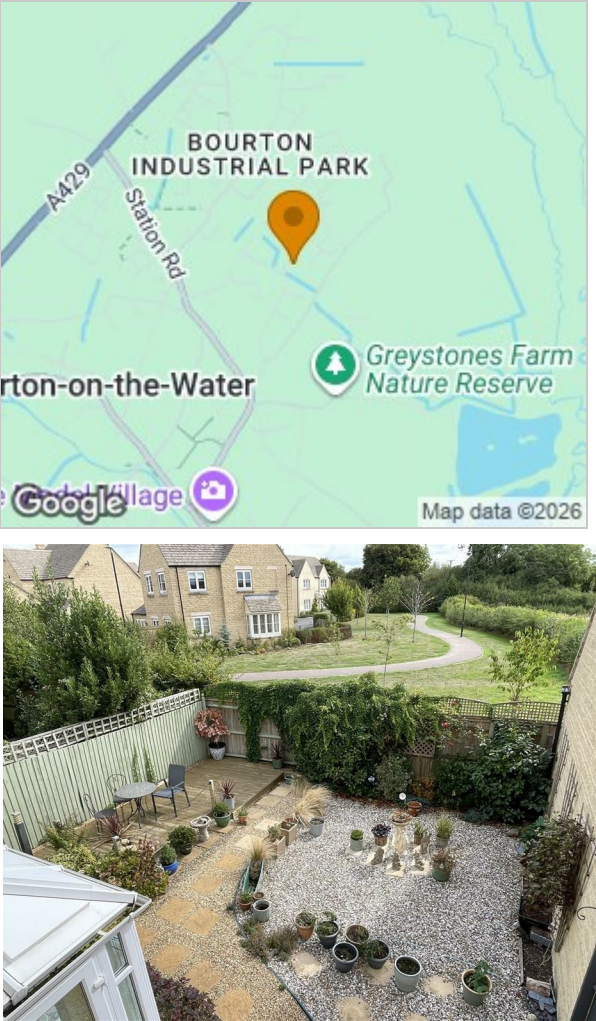


Viewing

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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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	