established 200 years

Tayler & Fletcher

4 Colletts Court, Lansdowne, Bourton-On-The-Water GL54 2AR

Guide Price £395,000

NO ONWARD CHAIN. A mid - terraced Cotswold stone house set in the heart of the village with accommodation arranged over three floors, a south facing terraced garden and parking for two cars and in need of some updating.

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

No.4 Colletts Court comprises a modern Cotswold stone house dating from the mid 1990s and occupying a very convenient setting just off the famous village High Street and ideally located for access to all the village amenities. The accommodation is arranged over three floors with a kitchen/dining room and living room on the ground floor together with a front hall, with stairs rising to the first floor with two bedrooms and a bathroom, with stairs continuing to the second floor with two further bedrooms and a shower room. Set to the rear of the house is a courtyard terrace garden and there is also parking for two cars. The property would benefit from some improvement and updating and is offered for sale with no onward chain.

Approach

uPVC front door with outside light to:

Entrance Hall

With stairs rising to first floor and painted timber door through to:

Living Room

With double glazed casement window to the front elevation. Open fireplace with stone surround and timber mantle over, reconstituted stone hearth.
Painted timber door to:

Kitchen/ Breakfast Room

With simply fitted kitchen with four ring electric hob with built-in oven/grill below and extractor over. One and a half bowl sink unit with chrome mixer tap, below work surface cupboards and drawers and space and plumbing for washing machine. Range of eye level cupboards, further matching work top with space for below counter refrigerator and three quarter height larder cupboard to side. Wall mounted Worcester gas-fired central heating boiler, double glazed casement window overlooking the rear garden and part uPVC double glazed door leading out to the rear garden. Wall mounted electricity fuse box. Tiled floor.
From the hall, stairs with painted timber handrail rise to the:

First Floor Landing

With painted timber door to:

Bedroom One

With two double glazed casement windows overlooking the rear garden and with two pairs of timber doors to wardrobe with hanging rail and shelving.
From the landing, painted timber door to:

Bathroom
With tiled floor, bath with chrome taps, low level WC and pedestal wash hand basin with tiled splash back,.
From the landing, painted timber door to:

Bedroom Two
With two double glazed casement windows to front elevation and built-in wardrobe with hanging rail and shelving.
From the landing, stairs with painted timber handrail rise to the second floor with access to roof space and painted timber door to:

Bedroom Three
With double glazed casement window to rear elevation.
From the landing, painted timber door to:

Shower Room
With low level WC, wall mounted wash hand basin with chrome tap, chrome heated towel rail and deep walk-in shower cubicle with glazed folding doors and wall mounted Mira shower.
From the landing, painted timber door to:

Bedroom Four
With double glazed casement window to front elevation.

OUTSIDE
4 Colletts Court fronts onto Lansdowne with a gravelled border to the front with dwarf Cotswold stone wall and path leading to the front door. Set to the rear of the property and accessed from the parking area via a pedestrian gate is a decked rear terrace with a lovely south and south westly aspect and with a wood log store and storage cupboard. Pedestrian door leading to the back of the property.

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

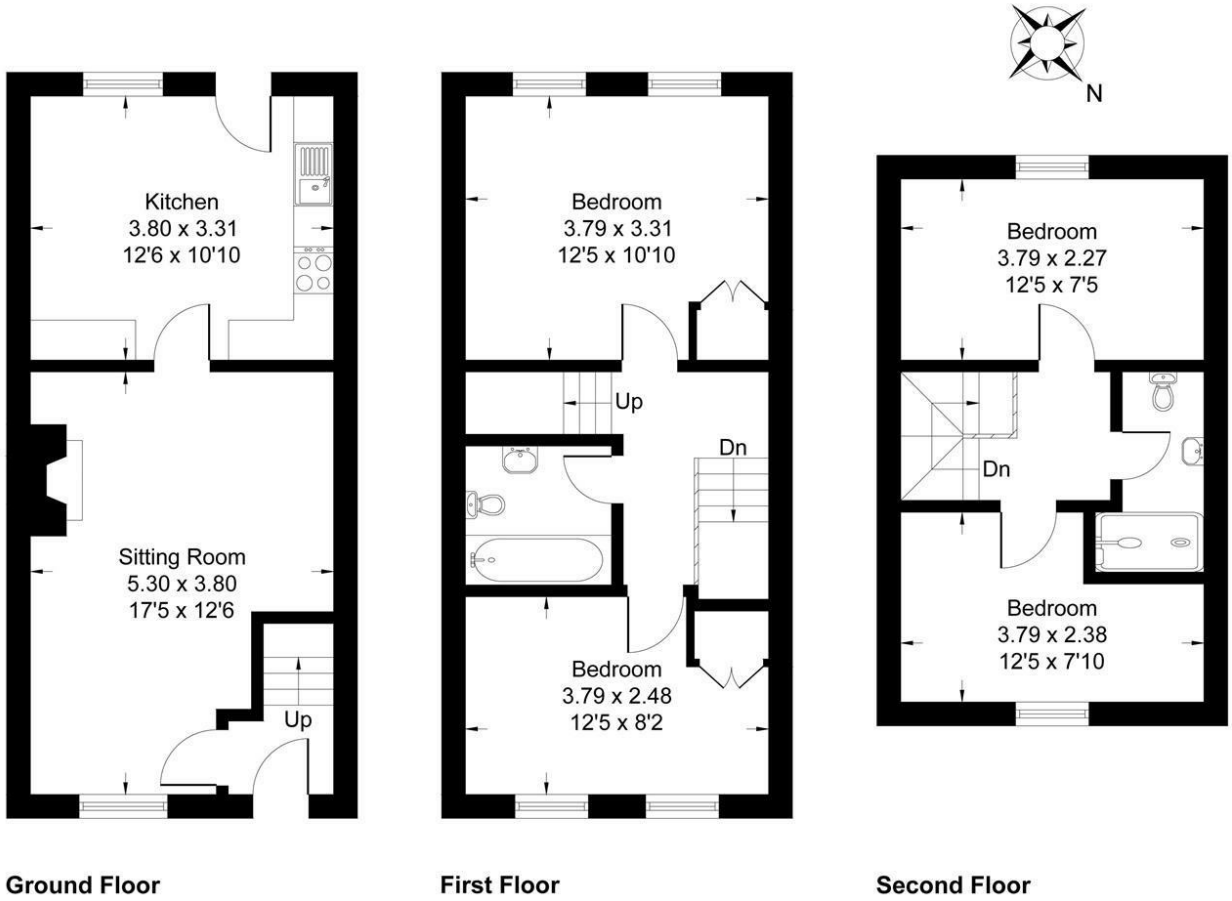
COUNCIL TAX
Council Tax band D. Rate Payable for 2026/ 2027: £2,407.84.

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

DIRECTIONS
From the Tayler & Fletcher Bourton office head out of the village along Lansdowne and the property can be found after a short distance on the left hand side.

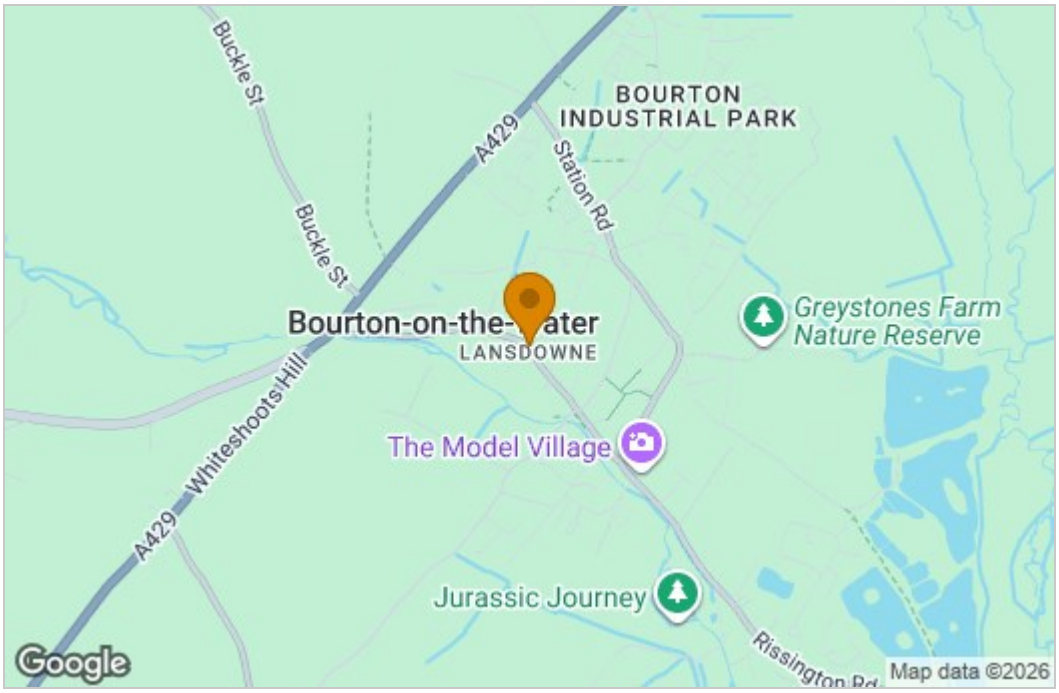
Floor Plan

Approximate Gross Internal Area = 91.50 sq m / 985 sq ft

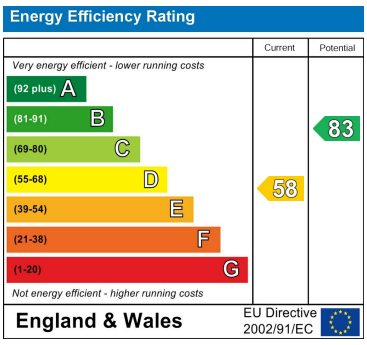


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph



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.

London House High Street, Bourton-on-the-Water, Gloucestershire, GL54 2AP
T: 01451 820913 E: bourton@taylerandfletcher.co.uk