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# Taylor & Fletcher



## Wild Rose Cottage

Clapton-on-the-Hill, Gloucestershire, GL54 2LG

**Guide Price £840,000**





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*A light and spacious well presented four bedroom detached house with private garden, garage, car port and driveway located on the edge of the village of Clapton-on-the-Hill with far reaching views.*

## LOCATION

Wild Rose Cottage is situated on the edge of the small Cotswold village of Clapton-on-the-Hill. The village has the parish church of St James and enjoys a fine rural setting with a range of local walks and bridleways to the nearby villages of Sherborne and Great Rissington. Local facilities may be found in Bourton-on-the-Water (3 miles) which provides a good range of shops suitable for everyday requirements together with the popular Cotswold Secondary School which has an affiliated sports centre. The regional commercial centre of Cheltenham (19 miles) has a comprehensive range of shops and services. There are mainline rail services to London (Paddington) from Kingham Station (9.5 miles) and the popular Cotswold towns of Northleach, Cirencester, Burford and Stow-on-the-Wold are all within easy travelling distance.

## DESCRIPTION

Wild Rose Cottage is a detached house situated on the edge of the small Cotswold village of Clapton-on-the-Hill enjoying far reaching views across the rolling Cotswolds to the South and West. The property comprises an entrance hall, kitchen - breakfast room, dining room, sitting room, bedroom / study and shower room downstairs. There is the master bedroom, two guest bedrooms and a family bathroom upstairs. There are therefore four bedrooms and two bathrooms in total. The property sits within a good sized plot with front and rear garden and includes a garage and car port plus driveway parking enabling off road parking for multiple cars.

## Approach

Gravelled driveway. Steps lead to uPVC front door with glazed insert panels to:

## Entrance Hall

Tiled flooring. Timber framed doors to storage cupboard. Double glazed windows to the front elevation. Timber framed door to:

## Kitchen - Breakfast Room

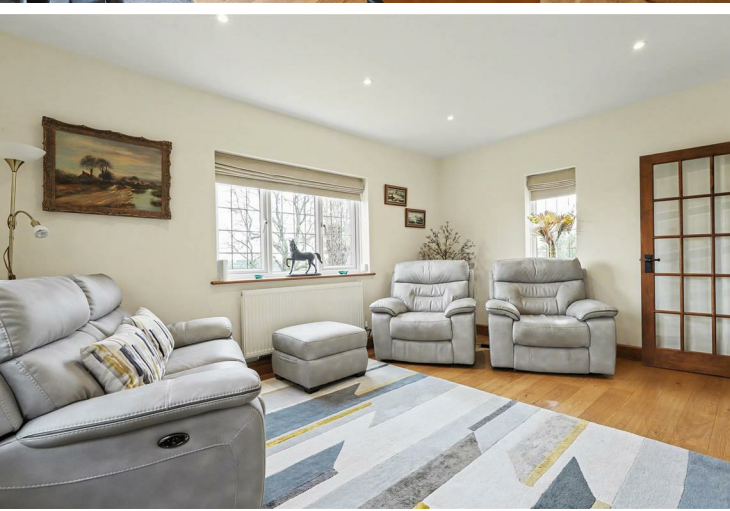
Modern fitted storage units to the wall and base level with timber work surfaces. Sink unit. Neff electric oven and grill. Four ring induction hob with extractor above. Dishwasher. Refrigerator and freezer. Timber framed door to pantry. Tiled flooring. Recessed ceiling spotlighting. uPVC door with glazed insert panels providing direct access into the garden. Double glazed windows to the rear and side elevations. From the entrance hall, timber framed door to:

## Dining Room

Oak timber flooring. uPVC sliding double glazed doors providing direct access into the garden. From the entrance hall, timber framed door with glazed insert panels to:

## Sitting Room

Recessed fireplace with multi fuel stove. Exposed stone surround and hearth. Oak timber flooring. Recessed ceiling spotlighting. Double glazed windows to the front and side elevations. From the entrance hall, timber framed door to:



### Bedroom 4 / Study

Oak timber flooring. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. From the entrance hall, timber framed door to:

### Shower Room

Low level WC with concealed cistern, wash hand basin with mixer tap and tiled splashback. Shower cubicle with overhead shower. Chrome heated towel rail. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed windows to the front elevation. From the entrance hall, stairs with timber balustrade rise to:

### First Floor Landing

Timber framed door to storage cupboard. Velux double glazed windows to the front elevation. Timber framed door to:

### Master Bedroom

Built-in wardrobe. Double glazed windows to the front elevation. Velux double glazed window to the side elevation. From the first floor landing, timber framed door to:

### Bedroom 2

Built-in wardrobe. Double glazed windows to the front elevation. Velux double glazed window to the rear elevation. From the first floor landing, timber framed door to:

### Bedroom 3

Range of built-in wardrobes. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

### Family Bathroom

Low level WC with standard cistern, pair of wash hand basins with tiled splashback and cupboards below. Roll top bath with shower attachment. Shower cubicle with overhead rain effect shower and shower attachment. Two chrome heated towel rails. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Velux double glazed window to the rear elevation.

### OUTSIDE

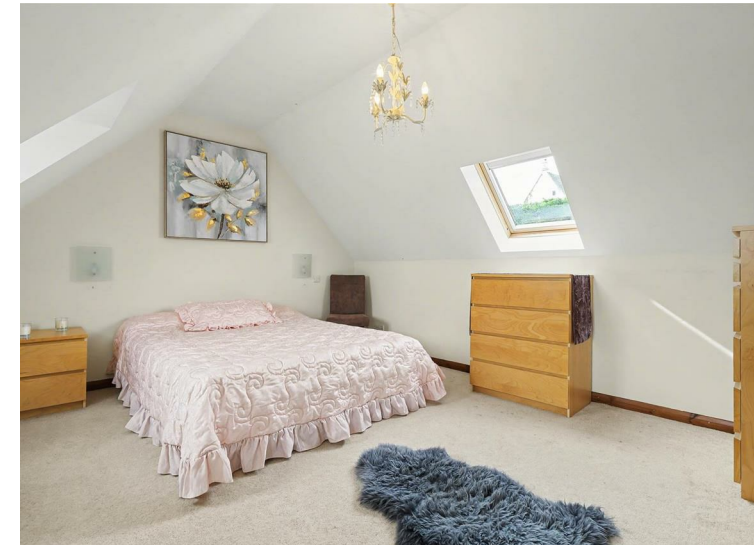
Wild Rose Cottage has a private garden with far reaching views. The principal garden is to the rear of the house and features two tiers mainly laid to lawn with mature shrubs and plants and bordered by hedging and trellis fencing. There is a paved patio area adjacent to the house which facilitates outside dining and entertaining. Timber garden shed and stone built workshop. Meanwhile, the front garden features an area of lawn bordered by stone walling with a gravelled driveway enabling off road parking for multiple cars. The garage is used for storage purposes whilst the covered car port, which was added by the current owners, includes an electric car charging port.

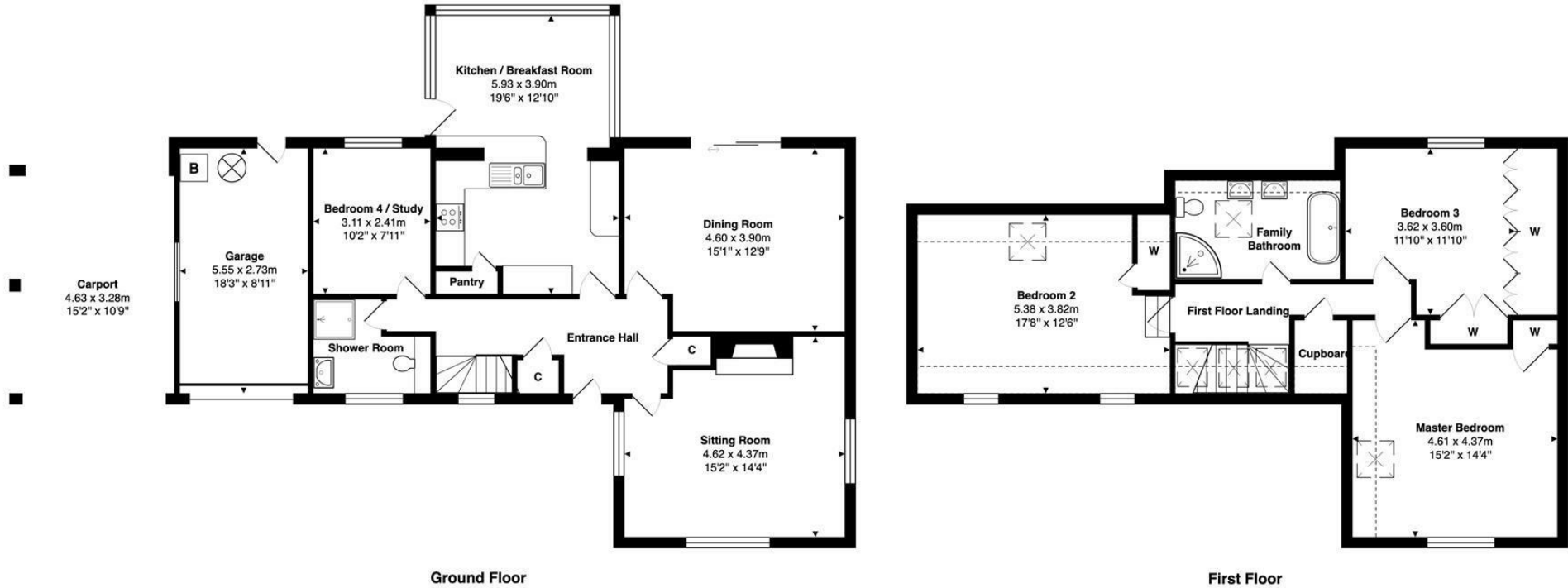
### SERVICES

Mains electricity, water and drainage.  
Calor gas central heating,

### LOCAL AUTHORITY / COUNCIL TAX

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Telephone: 01285 623000 / Band 'F' Rate payable for 2025 / 2026 £3285.42





**Approximate Gross Internal Area**

Main House 158.4 m<sup>2</sup> / 1705 ft<sup>2</sup>  
 Garage 14.2 m<sup>2</sup> / 152 ft<sup>2</sup>  
 Carport 15.1 m<sup>2</sup> / 163 ft<sup>2</sup>  
 Total 187.7 m<sup>2</sup> / 2020 ft<sup>2</sup>



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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
 Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 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			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	