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# Tayler & Fletcher



Elmfield, Bourton-on-the-Water  
**Guide Price £1,750,000**

Detached house with adjoining paddock, extending to approx 1.07 acres





## Elmfield, Station Road

Bourton-On-The-Water, Cheltenham, GL54 2ER

*DEVELOPMENT POTENTIAL - A detached house and adjoining paddock offering considerable potential and with planning in principle for between 1 & 9 dwellings set in a convenient and accessible location close to the school and village amenities. In all about 1.33 acres.*

### 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

Elmfield comprises a substantial detached house and adjoining garage set in a generous mature plot with good road frontage. Set to the rear of Elmfield is a good broadly level paddock with access to the side of the house and extending in total to approximately 1.33 acres. The property offers considerable potential subject to any necessary detailed consents and includes the benefit of planning in principle for up to 9 dwellings on the paddock land in addition to the main house and gardens.

### Elmfield House

A substantial detached house of reconstituted stone elevations under a plain tiled roof dating from the 1960s with accommodation arranged over two floors with a substantial attached double garage and set in a generous and mature garden plot. The accommodation is arranged over two floors with a central hall with entrance hall, kitchen/breakfast room, sitting room, dining room and a ground floor double bedroom off. Conservatory and side hall with cloakroom off. On the first floor there is a landing with two bedrooms and family bathroom. The property offers considerable potential for further alteration and or redevelopment as part of a larger scheme.

### Garden and Grounds

Elmfield is approached from Station Road via a gravelled drive and in turn leading to the field to the rear and also with wrought iron gates leading to the parking and front garden for Elmfield. Attached to the side of Elmfield is a DOUBLE GARAGE with lean-to greenhouse and with eaves storage. The principle gardens are set to the rear of Elmfield with a deep paved terrace and laid to lawn with mature shrubs and plants and in turn leading on to the paddock beyond.

### The Land & Planning in Principle

Accessed over the gravelled drive and via two pairs of 5 bar gates is the field, currently being permanent pasture and extending to just over an acre.



Planning in Principle Ref:24/02395/PLP for between 1 & 9 dwellings was granted by The Cotswold District Council on 20th September 2024.

### SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating. Boiler is currently not in working order.

### LOCAL AUTHORITY

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

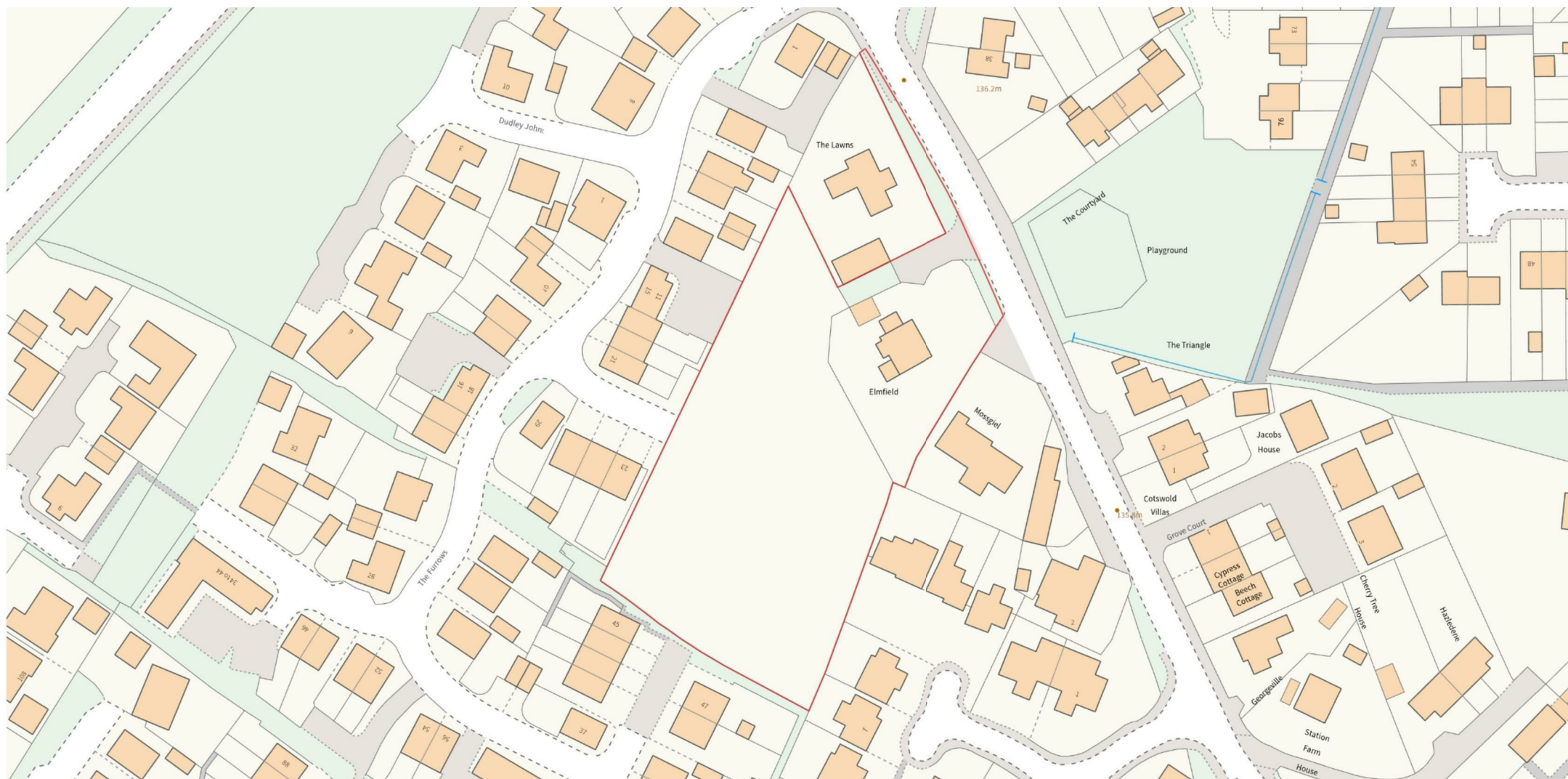
### COUNCIL TAX

Council Tax band F. Rate Payable for 2026/ 2027: £3,477.99

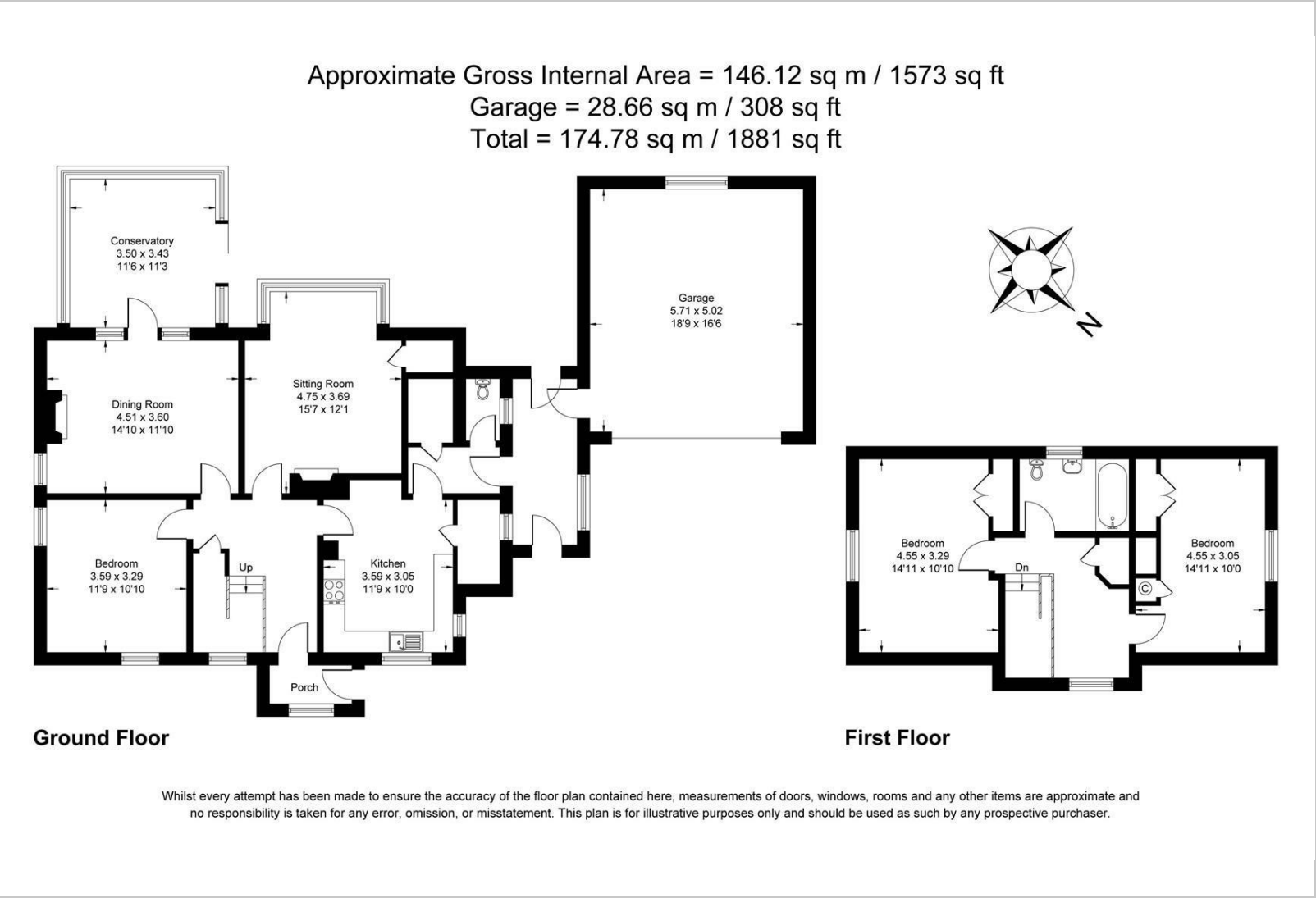
### DIRECTIONS

From the Bourton office of Tayler & Fletcher proceed towards the High Street. Turn left into Moore Road and at the top turn left again on to Station Road. Proceed along Station Road and Elmfield will be found after a short distance on the left hand side.

What3words: number.unfolds.decompose



Floor Plan

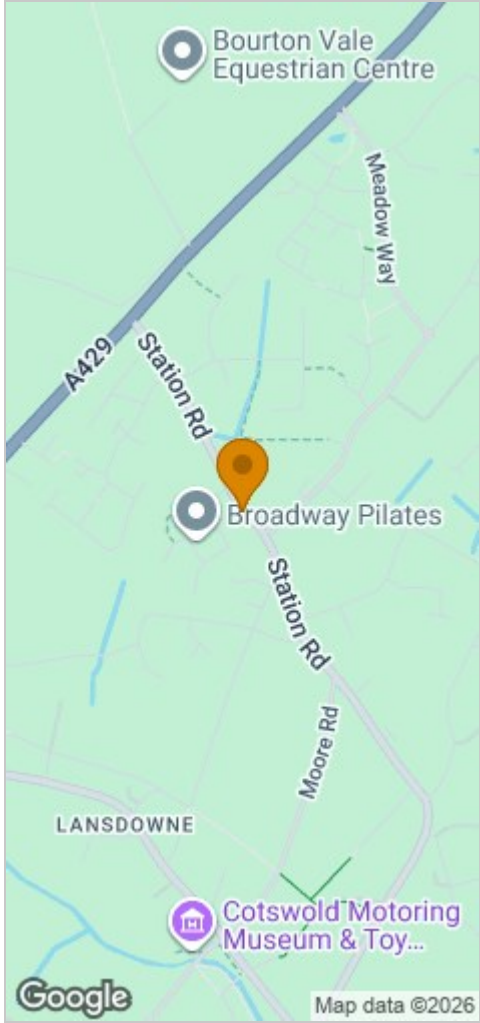


Viewing

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.

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.

Area Map



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 71        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 48                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |