

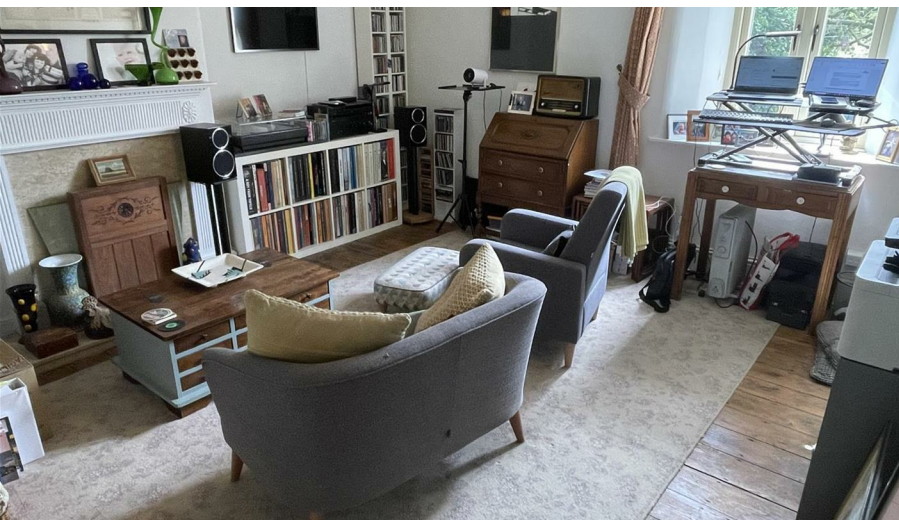
established 200 years

# Taylor & Fletcher



Old School House, Lansdowne  
Bourton-on-the-Water, GL54 2AR  
Guide Price £795,000





## Old School House, Lansdowne

Bourton-on-the-Water, GL54 2AR

*A charming 5 bedroom Cotswold stone property with private gardens to the front and rear, off street parking and situated close to the centre of the village.*

### 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 Old School House comprises a charming and substantial attached property of Cotswold stone elevations under a pitched slate roof with extensive and individual accommodation arranged over two floors with two principal Reception Rooms and a large Kitchen/Breakfast Room to the rear with a separate ground floor bedroom/office to the side and with four good sized double bedrooms on the first floor, a bathroom and shower room. The property has potential for further alteration or extension, subject to any necessary consents and provides a unique and flexible period family home close to the centre of the village. There is off street parking and private gardens to the front and a private garden to the rear with a separate access.

### Approach

Gabled entrance porch with painted front door with decorative stained glass insert to:

### Entrance Lobby

With casements to either side and Oak door with opaque glazed insert to:

### Hall

With carpeted floor, hanging rail, picture rail, two wall light points and extensive built-in storage with louvred doors. Part galleried landing with large casement window to rear elevation.

Solid timber door to:

### Cloakroom

With low level WC, wall mounted wash hand basin with chrome mixer tap, part tiled walls and part exposed stone walls.

Solid timber door to:

### Ground Floor Bedroom 5/Studio

With double glazed casement window to front elevation, deep Velux roof lights over and Karndean flooring. Recess with utility area with worktop with space for drier. Two vertical radiators and built-in storage cupboards..

From the hall, with part galleried landing over, painted timber door to:

### Dining Room/Study

With stripped pine floor, double glazed casement window to front elevation and fireplace with decorative outer surround and recess shelving to side.

From the hall, painted timber door to:

### Sitting Room

With stairs rising to first floor and decorative cut stone fireplace fitted with a wood burning stove. Double glazed casement window to front elevation., coved ceiling and picture rail.

From the hall,

### Kitchen/Breakfast Room & Dining Area

Limestone floor with electric underfloor heating and comprising a fitted kitchen with solid timber worktop with one and a half bowl stainless steel sink unit with mixer tap and double osmosis water tap. Space and gas point for Range style cooker. Comprehensive range of built-in cupboards and drawers, space for dishwasher, space for wine cooler, range of eye level cupboards and extractor over hob. Tiled splash backs and two vertical radiators. Recessed ceiling spot lighting.

Dining area with double glazed casements windows to side and rear elevations, continuation of the limestone flooring and part glazed door leading out to the rear lobby.

From the dining area, double glazed door to:

### Rear Lobby

With double glazed French doors to inner courtyard. Utility area with solid timber worktop with Belfast sink with space

and plumbing for washing machine. Brick floor, mature vine and translucent mono-pitched roof. A stable door leads out to the rear garden.

From the sitting room, stairs with painted timber balustrade newel rise to the:

### First Floor Landing

With Velux rooflight over and part exposed stone walls with display shelving. Access to roof space. A doorway interconnects through to the main landing with galleried balustrade and study/library area with painted timber floor, overlooking the main hall. Decorative coved ceiling and painted timber door to:

### Bedroom Four

With double glazed casement window overlooking the rear garden. Built-in cupboard housing the Worcester gas-fired central heating boiler.

From the landing, painted timber door to:

### Bathroom

With double glazed casement window overlooking the rear garden. Matching suite comprising inset dual sinks with mixer taps and with built-in cupboards below. Low level WC, panelled bath with chrome mixer tap, separate wall mounted shower attachment and glazed shower screen. Heated chrome towel rail. Recessed ceiling spotlighting.

From the landing, sliding door leads to the:

### Shower Room

With built-in shower with curved glazed screen and Mira Azora shower. Wash hand basin with chrome mixer tap with built-in drawers below, low level WC, part tiled walls and roof light over.

From the landing, painted timber door to:

### Bedroom One

With double glazed casement window overlooking the front elevation, extensive range of built-in wardrobes. Decorative cast iron fireplace (inoperative).

From the landing, painted timber door to:

### Bedroom Two

With continuation of the painted timber floor and with double glazed casement window to front elevation. Coved ceiling and decorative painted cast iron fireplace (inoperative). Built in double wardrobe and single cupboard. From the landing, painted timber door through to:

### Bedroom Three

With double glazed casement window to front elevation, painted timber floor, access to roof space and coved ceiling.

### OUTSIDE

Old School House is approached from Lansdowne via a five bar timber gate and in turn leading to the gravelled parking

area with dwarf stone wall and cast iron effect railings. The path leads to the principal garden with a large mature Apple tree and lawn with herbaceous borders surrounding, in turn leading to the front door. The property also benefits from an electric vehicle charging point located within the parking area.

Set to the rear of the house and accessed from the rear hall or alternatively from a separate pedestrian gate is the rear garden with a terraced seating area immediately to the rear of the house, a large detached storage shed and summer house and the majority of the garden laid to lawn with herbaceous borders surrounding.

### 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](http://www.cotswold.gov.uk).

### COUNCIL TAX

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

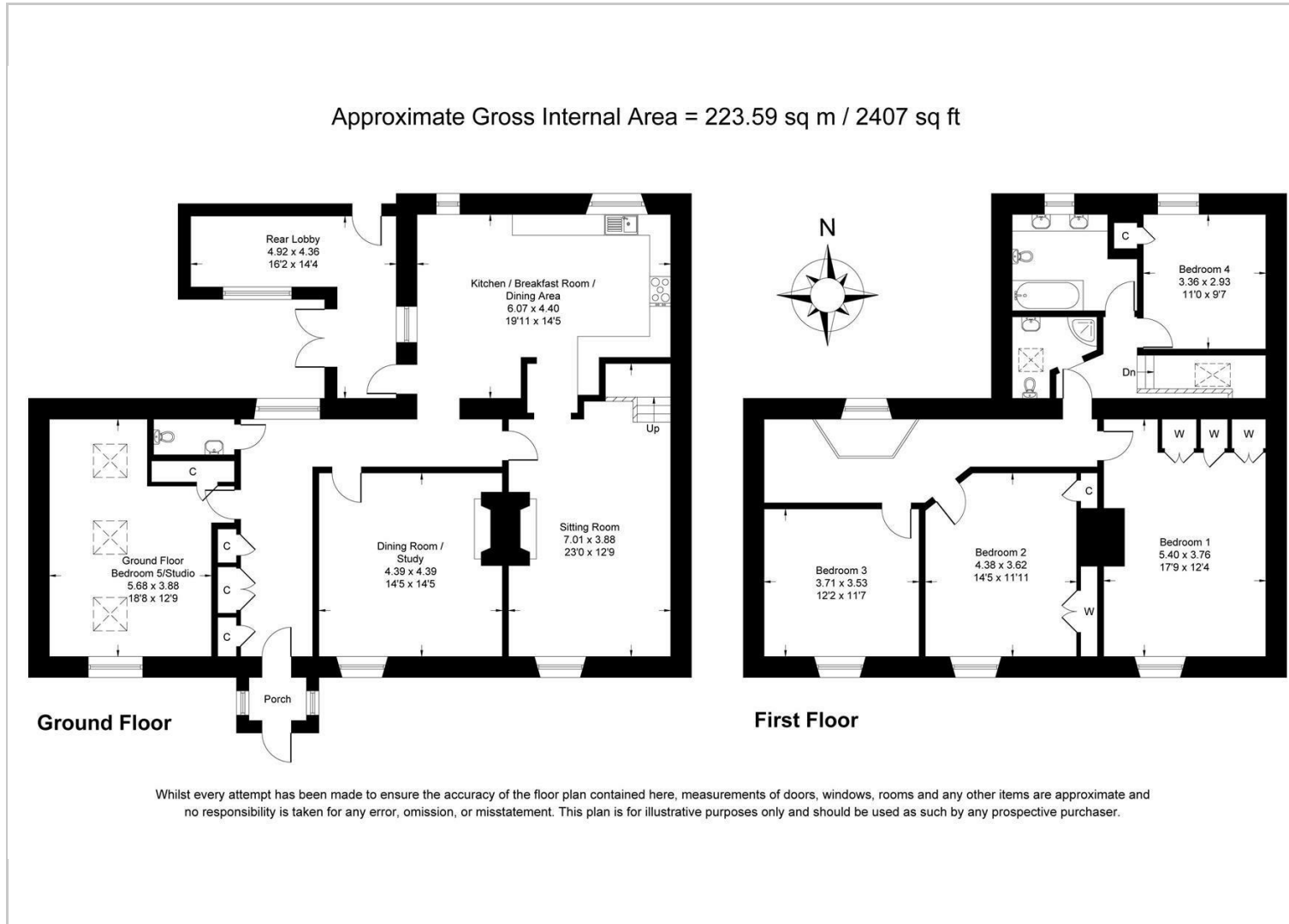
### DIRECTIONS

From our office on the High Street in Bourton-on-the-Water follow the road as if you are heading out of the village into Lansdowne and The Old School House is situated after a short distance on the right hand side, just after The Mousetrap Inn and Mousetrap Lane.

What 3 Words Location ID: tulip.falters.describes



## Floor Plan



## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 72        |
| (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 |           |