

Red House East, Bourton-On-The-Water, Cheltenham

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# Spacious family home/business opportunity to run a hotel or Bed and Breakfast with separate annexe, in desirable location.

## Location

This picturesque Cotswold village not only provides everyday amenities, a library, hairdressers, post office, bakeries, coffee shops, restaurants and a supermarket, It also has a leisure centre which provides a wide range of classes alongside a gym and swimming pool. Bouton-on-the-Water is home to an excellent primary school, which is then complemented with the 'Outstanding', Ofsted-rated Cotswold School Academy which was the Sunday Times 2023 "Comprehensive school of the year in the South West"

There are an abundance of wonderful walks and bridleways on the doorstep, taking you over a nature reserve, farmland and National Trust woods and water meadows. The choice is yours.

For sporting enthusiasts, fishing, riding, clay shooting and golf are all available within a few miles. Moreton-in-Marsh and Kingham rail stations provide frequent fast links to Oxford and London Paddington.

An excellent local bus service offers frequent daily travel to Cheltenham, Cirencester and Gloucester.



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## Distances

Stow-on-the-Wold 4 miles, Kingham (Mainline railway station) 8 miles, Cheltenham 17 miles, Cirencester 17 miles, Oxford 28 miles. (Distances and times approximate).

## Red House East

Red House East is a beautifully presented house sitting centrally within the thriving village of Bourton-on-the-Water. The property comprises of a main house, which has previously been run as a bed and breakfast business and an attached annexe which is currently a successful Airbnb. The spacious entrance hall leads through to the light and airy sitting room with wood floors and central fireplace with wood burning stoves. To one side is a fitted inset glass fronted cupboard. Off the hallway is also a cloakroom. The dining room is a wonderful entertaining space with a full wood panelled wall and vaulted ceiling. No doubt the heart of the home is the fully fitted kitchen with Belfast sink, large Range style cooker and integrated dishwasher.

Upstairs the bedroom accommodation is over two floors. To the first floor the principal bedroom suite has a dressing room with en suite shower. Two further bedrooms are found to this floor with a further shower room and family bathroom. The second floor has two double bedrooms, both with en suite shower rooms and a dressing room.



Annexe





## The Annexe

Adjacent to the main house is a completely self-contained annexe comprising of a large studio room with double doors out to the rear terrace, galley kitchen and shower room. This has its own entrance and would be ideal as additional accommodation to the main house or continue as a holiday let. It also has its own secure garden with mature plants and shrubs.

## Gardens and Grounds

Red House East is approached over a gravelled driveway with plenty of parking for a large number of cars. The enclosed gardens are mostly to the front of the house with an area of lawn, mature trees and shrubs. The large terrace offers an ideal space for al fresco entertaining. A useful double garage is found tucked to the rear of the property, adjacent to the annexe.



## Property Information

**Tenure:** Freehold.

**Services:** Mains water, electricity, drainage and gas are connected.

**Local Authority:** Cotswold District Council.

**Tel:** 01285 623000

**Council Tax:** Band D

**EPC:**

Main House: Band D

Annexe: Band E

**Postcode:** GL54 2EN

## Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.

**Approximate Gross Internal Floor Area**

**Main House: 263.8 sq m / 2,839 sq ft**

**Garage: 20.0 sq m / 215 sq ft**

**Total: 283.8 sq m / 3,054 sq ft**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated June 2024.

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