



The Homestead, Rye Close, Bourton-on-the-Water, Cheltenham

A detached Cotswold stone home offering generous accommodation in sought after village.

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. Bourton-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.

Distances

Stow-on-the-Wold 4 miles, Kingham (Mainline railway station) 8 miles, (London Paddington from 76 minutes) Cheltenham 17 miles, Cirencester 17 miles, Oxford 28 miles (Distances and times are approximate)



5



3



3



EPC

C



The Homestead

The Homestead is a detached Cotswold stone house, set centrally within its own gardens and grounds. The property has been extensively refurbished and modernised to an extremely high standard and now offers a beautiful and versatile home. The Homestead is approached over a gravelled driveway into a welcoming entrance hall sitting centrally within the property. The triple aspect, spacious sitting room has a central raised gas fire and double doors out to the rear terrace. The kitchen has a full range of units with breakfast bar and overhead lighting. Integrated appliances include a double oven, induction hob with extractor fan over, fridge freezer and dishwasher. The ground floor accommodation currently comprises of a dining room, two bedrooms and a luxury bathroom with separate shower. One of the bedrooms could provide a further reception room. The bespoke oak staircase leads up to the large landing area which could make a home office area. There are three good sized double bedrooms with the principal bedroom having an en suite shower room and a further family shower room.







Garden and Grounds

The Homestead is set back from the road with large gravelled driveway suitable for parking for a number of cars. The integrated garage with electric door is fitted out to incorporate a utility area and door to the large side terrace. The private gardens are predominantly laid to lawn and surrounded by Cotswold stone walling and mature shrubs and trees. There are two terrace areas, both offering an ideal space for al fresco entertaining.

Property Information

Services: Mains water, gas, electric and drainage

Local Authority: Cotswold District Council

EPC: Band C

Postcode: GL54 2EA

Viewings

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

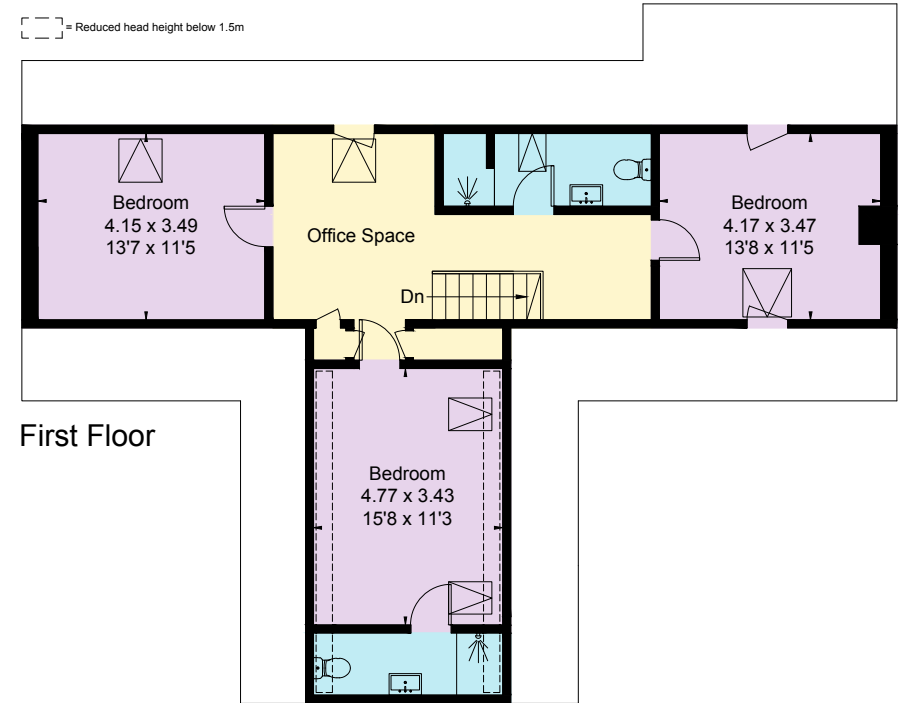
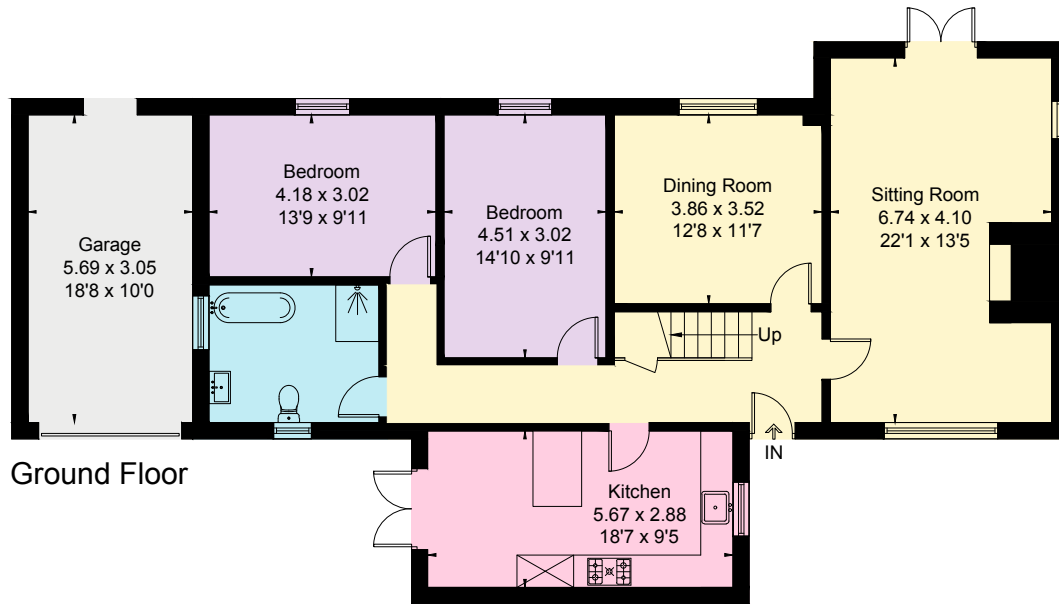


Approximate Gross Internal Floor Area

Main House: 188.6 sq m / 2,030 sq ft

Garage: 17.4 sq m / 187 sq ft

Total: 206 sq m / 2,217 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.

Knight Frank Stow-on-the-Wold

Brett House, Park Street

Stow-on-the-Wold

GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Helen Waddilove

01451 600617

helen.waddilove@knightfrank.com



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 August 2024. Photographs and videos dated August 2024.

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