

## Half Acre, Essex Place, Bourton-on-the-Water, Cheltenham, GL54 2HL



Stylish period semi-detached property • Four bedrooms • Over 2000 sq ft of beautiful accommodation • Set within almost half an acre plot • Excellent location with direct access to The Cotswold School • Off street parking and garaging as well as a further outbuilding • An excellent development opportunity • EPC D

# Half Acre,

Essex Place, Bourton-on-the-Water, Cheltenham, GL54 2HL

## Key Features



4

Bedrooms



3

Bathrooms



4

Receptions

## About the property

Introducing a charming period semi-detached house Nestled in the picturesque village of Bourton-on-the-Water sits a charming period semi detached house. Spanning approximately 2,035 sq. ft. and boasting four generous bedrooms, this property would make the perfect family home. The house also offers four reception rooms, allowing for versatile living and entertaining spaces. With three bathrooms, convenience and comfort are guaranteed.

Externally, the property features a large garden measuring almost half an acre. Additionally, there is off-street parking and a garage providing ample space for vehicles, ensuring convenience and ease of access. An additional outbuilding adds to the overall appeal, providing extra storage or a potential workspace or bedroom.

With an impressive plot size of 0.46 acres, this property presents a promising investment opportunity whether for a family home or an investment venture.

## Amenities

A designated area of outstanding natural beauty, Bourton-on-the-Water is a large village with a population in excess of 3,000 and enjoys excellent facilities as a result.

The High Street centres around the gently flowing River Windrush. With several bridges the village is often referred to 'Venice of the Cotswolds'. Flanked by a wealth of pubs, restaurants and tea rooms, there are also good shopping opportunities with a variety of prestigious retail outlets.

Education is particularly recognised in 'The Cotswold School' a local language and science school for 11-18-year-old students. The most recent Ofsted report judged the school to be 'outstanding in every category' concluding that this is a 'truly exceptional school!' Set within the school grounds is Cotswold Leisure, a modern facility opens to the public with a 25-metre swimming pool and fitness studio.

Positioned between Northleach and Stow on the Wold, the more major centres nearby are Cheltenham 17 miles and Cirencester 16 miles. There is a regular bus service to many local areas, while railway connections can be made at Kingham 9 miles and Moreton in Marsh in Marsh 8 miles.

## Directions

From Cheltenham, proceed easterly via London Road and Charlton Kings. At the traffic lights in Andoversford, turn left for Bourton-on-the-Water. Ignoring the first right hand turn for Lansdown as two roads merge, continue along to the next right hand turn for Essex Place.

## Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

## Local Authority

Cotswold District Council

Council Tax Band: E

## Our reference

CHE/SB/RN/31012024

## We'd love to hear from you

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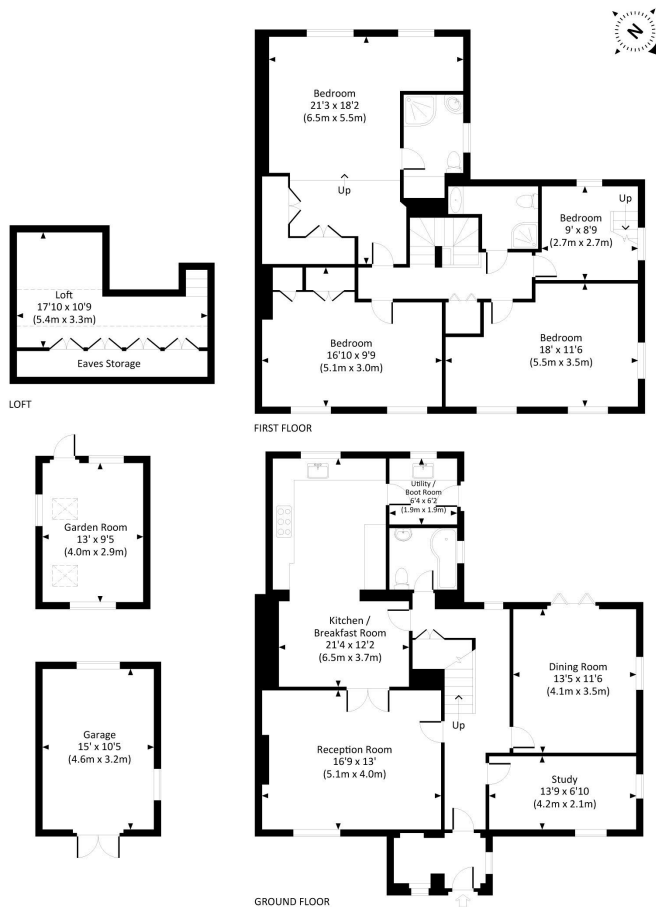




## HALF ACRE, ESSEX PLACE, GL54

Approx. gross internal area 2035 Sq.Ft. / 189.1 Sq.M.

Approx. gross internal area 2441 Sq.Ft. / 226.8 Sq.M. Inc. Restricted Height Area, Eaves, Garden Room & Garage



All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by [www.thedowlingco.com](http://www.thedowlingco.com) - +44 7793 374 209



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