



HAYMAN-JOYCE

ROSE BARN

CEMETERY LANE
BOURTON-ON-THE-WATER
CHELTENHAM
GLOUCESTERSHIRE
GL54 2HB

DETACHED FAMILY RESIDENCE
WITH VERSATILE
ACCOMMODATION NESTLED
IN A QUIET LOCATION.

SITUATION

Charming Cotswold village made popular by the shallow River Windrush running through the centre
Comprehensive facilities include Co-operative store, Pharmacy, doctors, community centre, dentist, primary school and the outstanding academy 'Cotswold School'
Stow-on-the-Wold (4 miles) and Moreton-in-Marsh (8), have a good range of shopping facilities
The award-winning Daylesford Farm Shop, including the exclusive 'The Club by Bamford' is about 7.5 miles
The Members' Club, Soho Farmhouse, is about 21 miles
Good train services from both Moreton-in-Marsh and Kingham (8 miles equidistant), the fastest reaching Paddington in approx. 80 minutes
Other larger towns within easy reach are Cheltenham and Cirencester (16 miles) and Oxford (28)

Guide Price £1,200,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk







THE PROPERTY

- Substantial and highly spacious detached family home, built in 2012 by the current owner to a particularly high standard, beautifully situated at the end of a 'no-through' gravelled lane on the edge of this sought-after Cotswold village, with stunning views toward the Bourton Lakes, providing birdwatching, fishing, and pleasant walks
- The property offers overall impressive accommodation, particularly on the ground floor, with a large family kitchen, generous sitting room, second reception/double bedroom with en-suite shower room, study, cloakroom and separate utility/boot room with connecting entrance hall, whilst to the first floor, the spacious landing space connects to three double bedrooms, of which the principal bedroom has an en-suite bathroom with separate shower cubicle, with the two further bedrooms sharing a shower room
- There are oak ledged and braced doors throughout the house
- To the majority of the ground floor is large Italian porcelain tiled flooring
- The entrance hall leads to the practical utility/boot room, which offers a good range of floor-to-ceiling fitted cupboards and separate floor units/drawers, Belfast sink and space for washing machine and separate tumble dryer, as well as a built-in double cupboard with hanging space and an additional shelved single cupboard
- From the utility/boot room, is access to the inner hall with stairs rising to the first floor, and an understairs storage cupboard
- The large family kitchen offers a good selection of wall and base units with a fitted Leisure Cookmaster Dual Fuel Range Cooker with stainless-steel extractor hood over, built-in Bosch dishwasher, space for a double fridge-freezer, and wooden work surfaces, inset stainless-steel sink and breakfast bar. The kitchen offers an abundance of space for a large dining table and chairs, central island and a separate family area. Two sets of bi-folding glazed doors lead onto the terrace and raised lawned gardens
- Off the inner hall, is the large sitting room with engineered oak flooring and an attractive stone fireplace, with stone surround and hearth, incorporating a cast-iron wood burner
- Ground floor bedroom/reception room, currently used as a guest bedroom, further benefiting from an en-suite shower room, and French doors leading onto the garden terrace
- There is also a useful study with ample space for a small desk and office chair
- The downstairs cloakroom has a vintage-style low-level wc, pedestal wash-hand basin, radiator/heated towel rail and half tongue and groove wall paneling
- To the first floor, the spacious landing connects to all three double bedrooms and the main family shower room
- The principal bedroom has an en-suite bathroom with separate shower cubicle, whilst the second and third bedrooms are serviced by the main family shower room
- It is worth noting that the bedrooms to the front aspect enjoy stunning views of the Bourton Lakes and the surrounding countryside
- EPC Band B

OUTSIDE

- The rear gardens afford a high degree of privacy, with a sweeping terrace spanning the full length of the property, with a retaining Cotswold wall and steps leading onto the raised area of lawn, with a large planting bed with retaining wooden borders and a substantial garden shed
- The front gardens offer a gravelled driveway providing ample off-street parking for several vehicles accessed by a twin five-bar gate, with surrounding low-level wooden fencing, as well as a small section of lawn and gated side access to the rear gardens
- Garage with room above, currently a double bedroom with en-suite shower room
- Accessed by an external metal stairwell to the side of the garage, this accommodation has the possibility to provide kitchenette facilities, offering great potential as an Airbnb, rental opportunity or simply as a private guest bedroom

DIRECTIONS

- In the village, off Station Road, opposite the sign for the Cemetery, turn into Cemetery Lane and continue down the lane for half a mile, go left, to two wooden gates
- Take the right gate, to the track (no through lane) and take the next left gate
- Go down the driveway and the house will be in front of you
- what3words: slipped.butterfly.ogre

SERVICES

- Mains water, electricity and gas are connected. Private drainage
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 52.9 Mbps if provider is BT

OUTGOINGS

- Council tax – band E. Tax payable for 2026/27 - £2,942.91
- As the property has been improved it has been marked with an improvement indicator. Therefore, the council tax band will be reviewed and will likely increase following the sale of the property

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

MIM251069 : 623091

IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





Rose Barn, Cemetery Lane, Bourton-on-the-Water, Cheltenham GL54 2HB

Approximate Area = 228.9 sq m / 2464 sq ft
Garage = 22.3 sq m / 240 sq ft
Total = 251.2 sq m / 2704 sq ft
For identification only - Not to Scale



GROUND FLOOR



FIRST FLOOR

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k