



Old School House

Lansdowne | Bourton-on-the-Water | Gloucestershire | GL54 2AR

HOLMANS
ESTATE AGENTS

Old School House

Lansdowne | Bourton-on-the-Water |
Gloucestershire

Stratford-upon-Avon - 25 miles

Cheltenham - 15 miles

Moreton-in-Marsh - 8 miles

Oxford - 31 miles

Attached early Victorian four double
bedroom village residence, formerly
the village school.

Entrance Vestibule | Kitchen/breakfast Room |
Dining Room | Sitting Room | Studio/Bedroom |
Utility | Four Double Bedrooms

EPC rating E49

Guide Price: £795,000



Forming an integral part of the history of this iconic North Cotswold village built in 1842 and the village school until the early 1900s, this attached early Victorian, two-storey, four double bed roomed village residence offers 2400 sq.ft of accommodation, perfect for growing families.

The property not only has a dining room with a separate sitting room warmed by a homely woodburning stove, but also a separate studio suitable for a variety of uses including the option of a fifth bedroom. One of the main features of the property is the substantial breakfast kitchen with a good compliment of units and integrated appliances all within a two-storey rear extension and becoming the main beating heart of the property.

At first floor level the four double bedrooms are complimented by a four piece bathroom suite and a recently renewed separate shower room suite.

Intelligent use of window lighting incorporates several Velux windows and a particularly effective gallery-style landing above the entrance hall allowing optimum light penetration.

More technically the property has gas fired central heating with two loft water tanks and the property has double glazed windows throughout. There is a recently created utility room and store to the rear. The wiring in the property has also been recently upgraded.

Externally the property has off-street parking for at least three vehicles to the front which enjoys a sunny south-facing aspect and there is an enclosed privately screened garden to the rear.

The property is located on a level position only a hundred yards from one of the most popular high streets in the North Cotswolds bisected by the River Windrush with a wide range of shops and hostleries. The village has its own primary school and exceptionally high rated secondary school and a good quality local supermarket.

Bourton-on-the-Water is located midway between the market towns of Burford and Stow-on-the-Wold with rail access to Oxford and London Paddington from Kingham station.



General

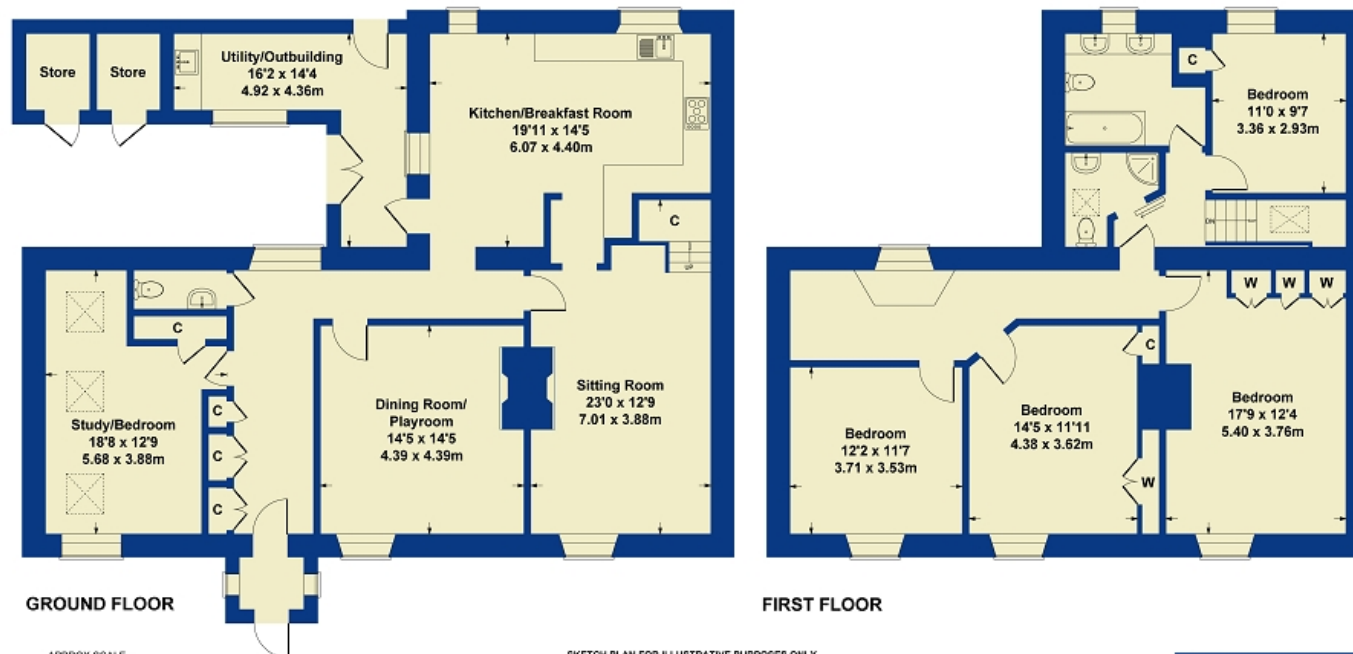
Council tax band F

Directions

From our Moreton-in-Marsh office, turn left and continue south along the A429 (Fosseway) for approximately eight miles to Bourton-on-the-Water. Ignore the first turning on the left to the village, continue through the following set of traffic lights and taking the next turning on the left in to Lansdowne with the River Windrush on the right hand side. This property is located around three hundred yards further along on the left, just before The Mousetrap within its own court yard at the front.

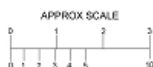
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Approximate Gross Internal Area
2465 sq ft - 229 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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