



LARKS RISE

BOURTON-ON-THE-WATER

GLOUCESTERSHIRE

Larks Rise

Bourton-on-the-Water, Gloucestershire

Stow-on-the-Wold 4 miles, Burford 10 miles, Cheltenham 16 miles, Cirencester 17 miles, Oxford 28 miles. Rail Stations to London Paddington: Moreton in Marsh 6 miles, Kingham 9 miles (approx. 90 minutes) (All Distances approximate)

A spacious family house with ancillary accommodation set in about 0.8 Acre

ACCOMMODATION

- Entrance hall
- Family room
- Garden room
- Kitchen/dining room
- Sitting room
- Guest bedroom 5 with a shower room
- Utility room
- Study
- Master bedroom with a shower room
- Bedroom 2 with a shower room
- Family bathroom
- Bedroom 3
- Bedroom 4
- 'The Wing' adjoining annex
- 'The Lodge' detached ancillary accommodation
- Garage and workshop
- Spacious gardens and grounds for a family
- Extensive parking
- All set in just under 0.8 Acre



SITUATION & AMENITIES

Larks Rise is situated on the edge of the popular village of Bourton-on-the-Water, located within walking distance of the High Street. Bourton-on-the-Water, celebrated as one of the most attractive villages of the Cotswolds, lies in the charming Windrush Valley in a Conservation Area and in an area of Outstanding Natural Beauty. The beautiful River Windrush flows through the centre spanned by low arched bridges flanked by wide village greens and lovely period Cotswold stone buildings. The town offers a wide range of everyday shopping facilities, a bank, doctor's surgeries and a number of popular public houses, hotels and restaurants. There are many attractions within walking distance, namely the famous Birdland, The Model Village and The Greystones Nature Reserve. Sporting facilities include the Bourton Vale Cricket Club with regular BBQs and the Cotswold Clubhouse with the soft play area, gymnastic, trampolining with the added benefits of a creche and café. The town also offers two gyms and a public swimming pool, it is also on a number of bus routes. Education in the area is excellent, state and private, with well-reputed Cold Aston Primary and The Cotswold School secondary school, both are OFSTED 'Outstanding'. More extensive facilities can be found nearby in Stow-on-the-Wold, Cheltenham and Cirencester.

Local award-winning gourmet pubs which are all within easy reach include The Wheatsheaf in Northleach, The Feathered Nest in Nether Westcote, The Fox Inn in Lower Oddington and The Kingham Plough as well as the renowned Daylesford Organic Farm shop and Spa and Soho Farmhouse is approximately a half an hour drive.

Communications in the area are exceptional. The A429 (Fosse Way) provides links to the A40 and M40 as well as the M5 at Cheltenham. There are regular train services to London Paddington from Kingham Station (8 miles).



Sporting and leisure facilities in the area include golf at Naunton Downs and Burford, racing at Stratford, Cheltenham and Worcester while the surrounding countryside provides beautiful walking and riding along a network of footpaths and bridleways. There are theatres at Stratford upon Avon and Cheltenham.

DESCRIPTION

Larks Rise has been comprehensively renovated and updated by the current owners to provide an immaculate family home with very flexible accommodation, where in principle three generations of a family could live whilst retaining their independence and privacy. The main house is believed to date back to the 1920's and is constructed of cream painted render under a tiled roof. 'The Wing' is part of the main house on two levels, but with a separate front door which makes it ideal for letting or accommodating a nanny, teenager or a dependent parent. If required this living space could become part of the main house. 'The Lodge' is a detached one storey building, again perfect for letting or additional guest accommodation.

Both ancillary properties are furnished and presented to the same high standard as the main house.

The main house has a lovely outlook over the gardens, views to the hills from some rooms and all surrounded by mature trees and shrubs. The main lawn and additional parking area are enclosed making it ideal for children and pets. The elevated position of Lark's Rise gives it a wonderful feeling of light and space throughout and the flexible accommodation is suited to family living and entertaining, all within easy walking distance of the village and excellent local walks.

Larks Rise would ideally suit a family but could also be a weekend or holiday home, letting investment or for a professional couple who want access to the nearby local amenities.

ACCOMMODATION

GROUND FLOOR

Steps lead to the front door with attractive raised flower and shrub beds to both sides. Part glazed front door. **Hall** Book shelving. Deep under stairs cupboard. **Family Room** with a wood burner and wooden floor. **Garden Room** with views over the lawns and a useful door to the terrace. **Kitchen/Dining Room** with a range of updated kitchen units and worktops with contemporary splashbacks. Hob, extractor fan and double oven below, fridge freezer and dishwasher. View over the terrace and lawns, ideal for keeping an eye on children playing. **Sitting Room** with a wood burner on slate hearth and beam above. Generous bay window and views over the terrace and lawns. Range of cupboards. **Guest Bedroom 5** with a range of wardrobes and adjoining **Shower Room** with a walk in shower, WC, hand basin heated towel rail. Wash boarding. **Office** with glazed doors to the covered side terrace. An ideal space for boots and bikes. **Utility Room** with a range of cupboards, sink, washing machine and tumble drier. **Cloakroom**. Generous shelved **Store Room**.



FIRST FLOOR

Landing Access to roof space boarded with lighting leading to **Master Bedroom** with excellent views over the gardens. Extensive wardrobes. Access to further attic space. Adjoining **Shower Room** with spacious walk-in cubicle, WC and double hand basins. Cupboard and tiled floor. **Bedroom 2** with wardrobe and eave storage. Plantation shutters. Adjoining **Shower Room** with shower cubicle, WC, hand basin, heated towel rail and skylight. **Bedroom 3** Double aspect with feature fireplace. Shelves cupboard. Walk-in wardrobe. View over parking area and lawns. **Bedroom 4** with views to the hills beyond the garden. Wooden floor. Large wardrobe. **Family Bathroom** with bath, WC, hand basin with cupboard below. Heated towel rail. Large skylight. Airing Cupboard with hot water tank and shelving.

The Wing This separate accommodation is ideal for a family member and could easily be incorporated into the main house if required. The Wing would let well with its own front door and terraced garden area. The main



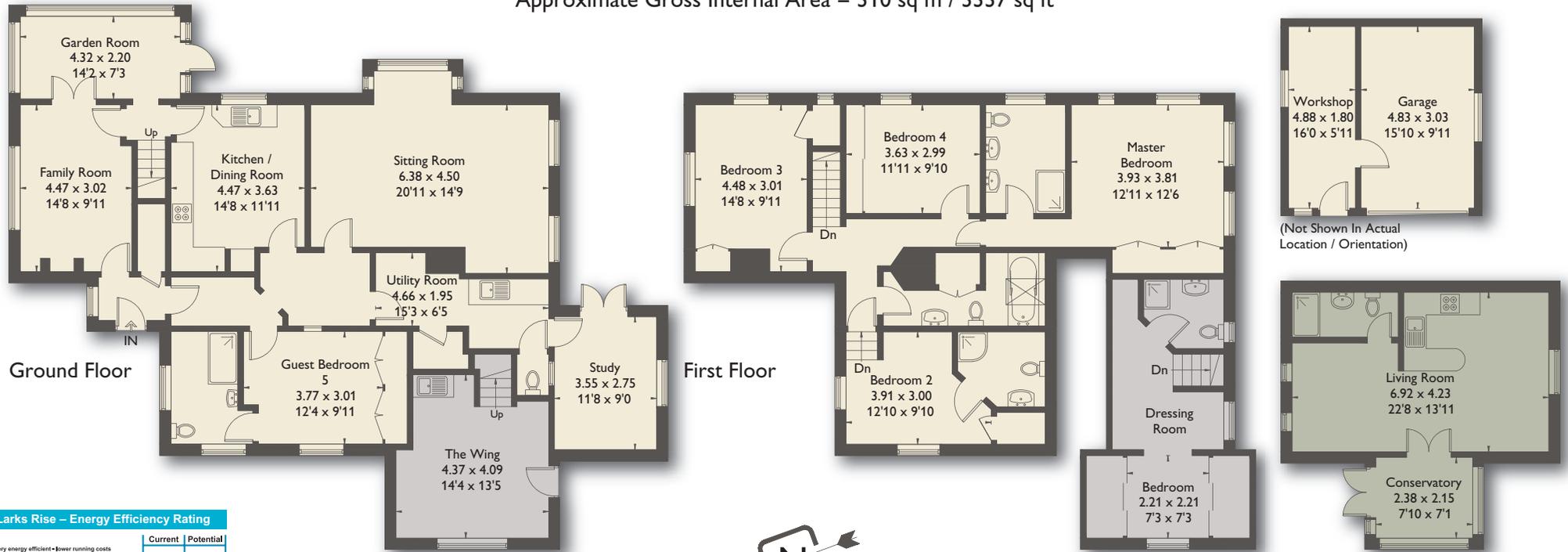
ground floor room offers an open plan sitting area, kitchen and bedroom. The kitchen is fitted with a sink, electric hob, fridge and cupboards with works tops. The first floor area has areas for a bed, dressing area and an adjoining shower room.

The Lodge is located at the end of the gravelled driveway beyond the main house is ideal for letting or a family member who requires one-story living. This detached building has an attractive position with a conservatory room leading into the main building. In the sitting area there is a wood burner on a raised hearth and the kitchen has sink, cupboards, fridge, electric hob with oven/grill below and extractor fan. Space for slimline dishwasher. Panel heater. Bedroom area leads to the Shower Room

The contents of The Wing and The Lodge are available by separate negotiation.



Approximate Gross Internal Area = 310 sq m / 3337 sq ft



Larks Rise – Energy Efficiency Rating

Current	Potential
53	71

Very energy efficient • lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient • higher running costs



Illustration for identification purposes only. Not to scale
Ref: 220583

OUTSIDE

The property is approached over a gravelled driveway set in the Cotswold stone walls with attractive double metal gates. The raised banks are planted with rose beds and laurels and a raised vegetable patch to one side.

Garage with up and over door. **Workshop** with stable styled door to drive. Power and lighting.

The drive leads up to the front door, the ancillary accommodation and through a five-bar gate to the additional parking area created within the rear garden. The rear garden is completely enclosed making it perfect for a family with children and pets. The current owners have landscaped the gardens to create an excellent large, rolling lawn and a generous paved terrace, which is ideal for outdoor entertaining as it faces south-east with sensor lighting. Distinctive mature trees are wrapped around the boundary of this property, creating intriguing areas for children to play and a wooden **Wendy House**,

which has been lined and plastered, is ideal for storage and a play room. Features of this garden include old Cotswold stone walls, a variety of trees of all ages, a collection of prolific fruit trees in the front garden and places to sit out in the sunshine at any time of day. Wooden sheds.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. Fixtures and Fittings available by separate negotiation.

TENURE AND POSSESSION

The property is for sale freehold.

SERVICES

Mains water and electricity. Oil fired central heating to the main house and The Wing. Electric heating in The Lodge. Septic tank under the front lawn for all. Currently BT Broadband to the house. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.)

LOCAL AUTHORITIES

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX, Tel: (01285) 623000.

COUNCIL TAX BANDS

Main House and The Wing – Band G
The Lodge – Band A



VIEWINGS

Strictly by appointment. Butler Sherborn, Stow-on-the-Wold
T 01451 830731 or The London Office T 0207 839 0888.
E-mail: stow@butlersherborn.co.uk

DIRECTIONS (GL54 2BH)

From Stow-on-the-Wold take the A429 Fosse Way towards Cirencester. After approximately three and a half miles carry straight on at the traffic lights, keeping Bourton on the Water on the left. Take the right turn towards Cheltenham onto the Old Gloucester Road. Lark's Rise is on the left handside marked by the gravelled drive set in the Cotswold stone walls.



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Photographs taken: October 2018. Particulars written: October 2018.