



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



APPLETREE COTTAGE

Bourton-on-the-Water

Appletree Cottage, Bourton-on-the-Water, GL54 2DH

Sitting room • Kitchen • 3 Bedrooms • 2 Bathrooms
Enclosed front and rear gardens • Private parking for 3 cars

A delightful cottage in the heart of the Cotswolds

Location

Appletree Cottage is tucked away in a lovely quiet spot in the thriving village of Bourton-on-the-Water. Situated in the heart of The Cotswolds, the village is famous for its honey-coloured stone architecture and idyllic village scenes and offers a wide selection of local amenities, boutiques, cafes and restaurants.

Nearby Stow-on-the-Wold and Moreton-in-Marsh provide good additional local shopping and recreational facilities. These market towns provide a diverse array of boutique and antique shops, restaurants and tea rooms.

Daylesford Organic Farm Shop, 8 miles east, is set in enchanting grounds and has a superb restaurant and deli to suit all taste buds. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire Countryside.

Cheltenham is a short drive west and not only offers an array of excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals and of course horse racing.

Known as the "Capital of the Cotswolds", Cirencester to the south, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as

The Cotswold School, Kitebrook, Tudor Hall, Chipping Camden School, Cheltenham Colleges, Pate's, St Hugh's, to name but a few.

Sporting opportunities are abundant in the area with nearby golf courses in Broadway, Cheltenham, Cirencester and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.

Stow-on-the-Wold 4 miles
Kingham 8 miles
(direct train to London Paddington)
Burford 9 miles
Cheltenham 16 miles
Cirencester 16 miles
Oxford 28 miles

All distances and times are approximate





Description

Appletree Cottage is a pretty terraced period cottage which has been beautifully renovated and designed with comfort and practicality in mind. The accommodation has been superbly laid out with cosy corners, plenty of natural light and welcoming living spaces. Original 18th century features add huge charm to this cottage and accentuate its character and beauty.

The sitting room, with a delightful window seat and views over the front garden, is a great room in which to relax and unwind after a long country walk and time spent exploring the Cotswolds. The inglenook fireplace with electric wood burner adds extra warmth in the colder months and really gives the room a cosy feel. The dining area is great for entertaining family and friends.

The bright and light kitchen is well equipped with modern appliances and offers plenty of worktop and storage space. A door leads to the enclosed courtyard garden.

There is a family bathroom on the ground floor.

The first floor comprises the master bedroom with en suite bathroom and two further bedrooms. All the bedrooms have been thoughtfully laid out with ample discreet storage and views over the village and garden.

Outside the front lawn is predominantly laid to lawn with hedging and herbaceous borders. The rear courtyard garden is lovely and private and beautifully landscaped with the terrace being ideal for summer BBQs. There is private parking for 3 cars.

General Information

Tenure: Freehold.

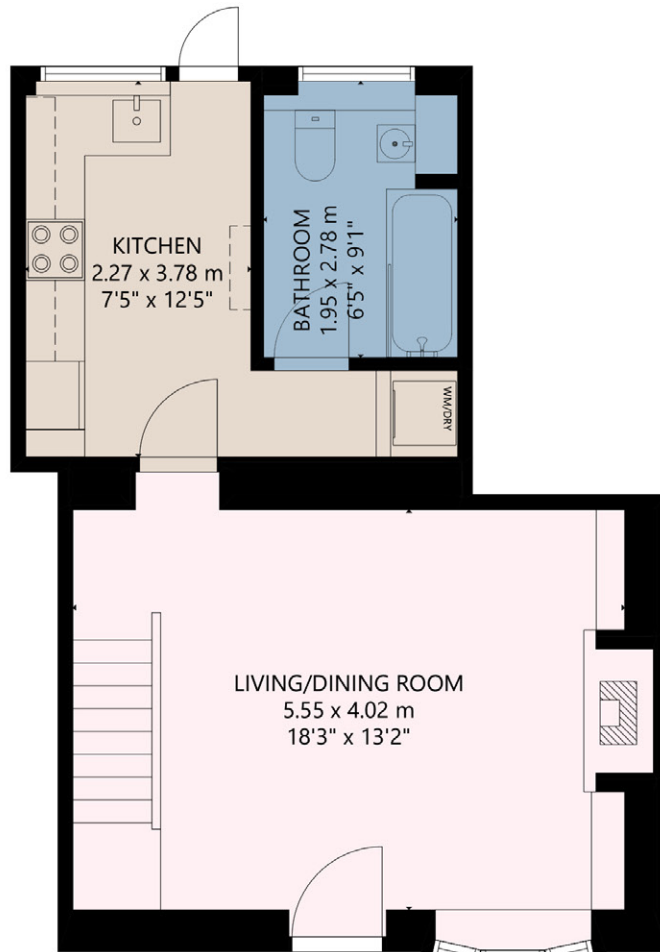
Services: Mains water, electricity and drainage.
Mains gas central heating.

Viewing: Strictly by appointment through Sharvell Property Ltd.

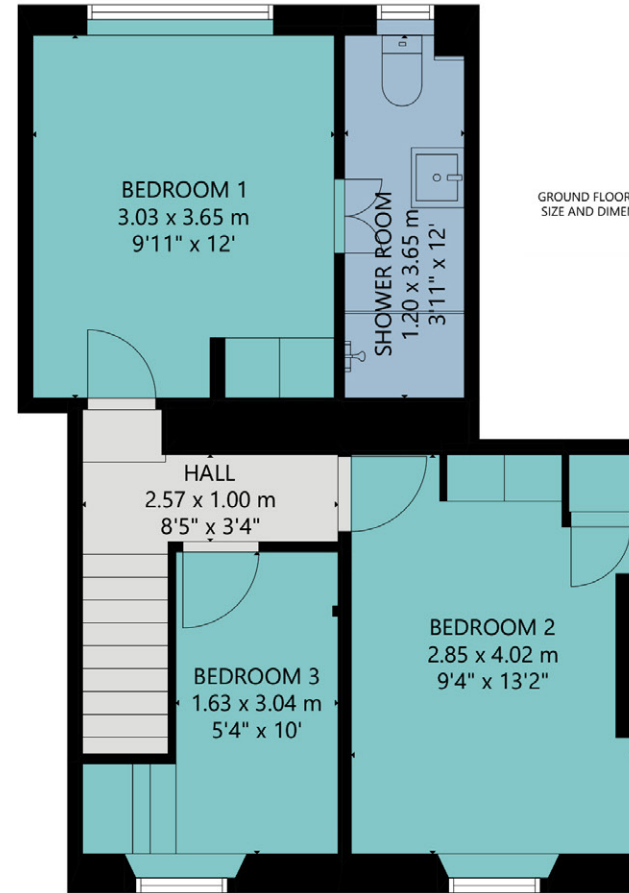
Fixtures & Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 643000.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 TOTAL: 898 sq ft/ 83 m²
 GROUND FLOOR: 454 sq ft/ 42 m², FIRST FLOOR: 444 sq ft/ 41 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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