



4 Church View
Main Street | Bourton on the Hill | Gloucestershire | GL56 9AH

FINE & COUNTRY

4 CHURCH VIEW

4 Church View is a Grade II Listed two bedroom cottage, with a separate one bedroom annex that is positioned on the Main Street of the award winning village, Bourton on the Hill. The property overlooks the highlight of the village, St Lawrence Church, as well as the incredible panoramic views of the Cotswolds.



This superb honey coloured Cotswold stone cottage is perfectly placed in the village, just a short walk away from the Horse & Groom pub, shop and the most amazing footpaths including the Heart of England Way. Just 2 miles from the village is the attractive town of Moreton in Marsh, which is known for its abundance of shops, amenities and direct trainline to London Paddington.

The current owner has kept the property in the most wonderful condition, with gorgeous interiors and bursts of colour. Throughout are some quaint and characterful details, such as the stable door entrance, traditional beams and dove cote wall found in the garden.

Step inside

Upon entering, you are immediately greeted with the warmth and character of this property. With the staircase tucked neatly to the left-hand side, this allows for the very accommodating living room with four windows and a generous height ceiling. This bright space is the perfect blend of old and new, the main features being the gorgeous fireplace and the window seat bringing charm and detail to the property.

The kitchen again is bright and spacious, with integrated appliances, a breakfast bar with seating, and not forgetting a large front window overlooking the church and view over the Cotswolds. At the rear of the kitchen there is a large floor to ceiling window and door for back access to the courtyard, annex and garden.







Seller Insight



“It was the lovely location of the property which first drew me here,” says the owner. “As the name suggests, the house sits opposite a church so enjoys a beautiful view. I fell in love with the house itself right away, too; it is built in honey-coloured stone from the deepest part of the quarry so has a really rich look. The previous owner was an architect, so the interiors are exquisitely designed down to every detail, from stunning doors to a perfect choice of materials throughout. The kitchen is perhaps my favourite room, with its vaulted ceiling and triple aspect windows giving a great impression of space and light throughout the seasons. From the kitchen, you go down two steps into the sunken lounge, where I particularly love sitting on the sofa enjoying the warmth of the wood burner in winter. My own artwork hangs on a feature wall over the fireplace, complemented by sunken shelves and a stack of logs to create a cosy, inviting atmosphere. When redecorating, I have taken care to maintain some original features such as the beams in the kitchen, for the perfect blend between old and new.”



“Outside, the garden wraps around the side of the building from the front to the rear,” the owner continues. “It goes up one level at the back of the house, then steps up again to a stone terrace. Here, sitting under the grape vine covered pergola looking out over the valley on the other side, one has the feeling of being on holiday every day. I love the variety of planting in the fragrant multitiered garden, from apple blossom to bay leaves. Plus, there is the wonderful orchard at the back with an abundance of pears, apples, soft fruits and berries which are fantastic for crumbles.”

The local area has much to recommend it, too. “The wonderful, award-winning local pub, the Horse and Groom, sports amazing views from its beautiful beer garden,” the owner says, “and serves a high standard of food which even impressed a chef friend of mine! Just at the top of the hill is a garage and shop which is open late and very convenient for everyday needs. The village of Bourton-on-the-Hill itself has a friendly community centred around the village hall in the old school, and was named this year as one of the best places to live in the UK. I have been here for 12 years, and my experience has been that the village feels very relaxed and inclusive – I have always got on well with everyone here. The jewel in the crown for me, however, is the Heart of England Way walk, which takes you for miles in multiple directions, right from the doorstep.”*

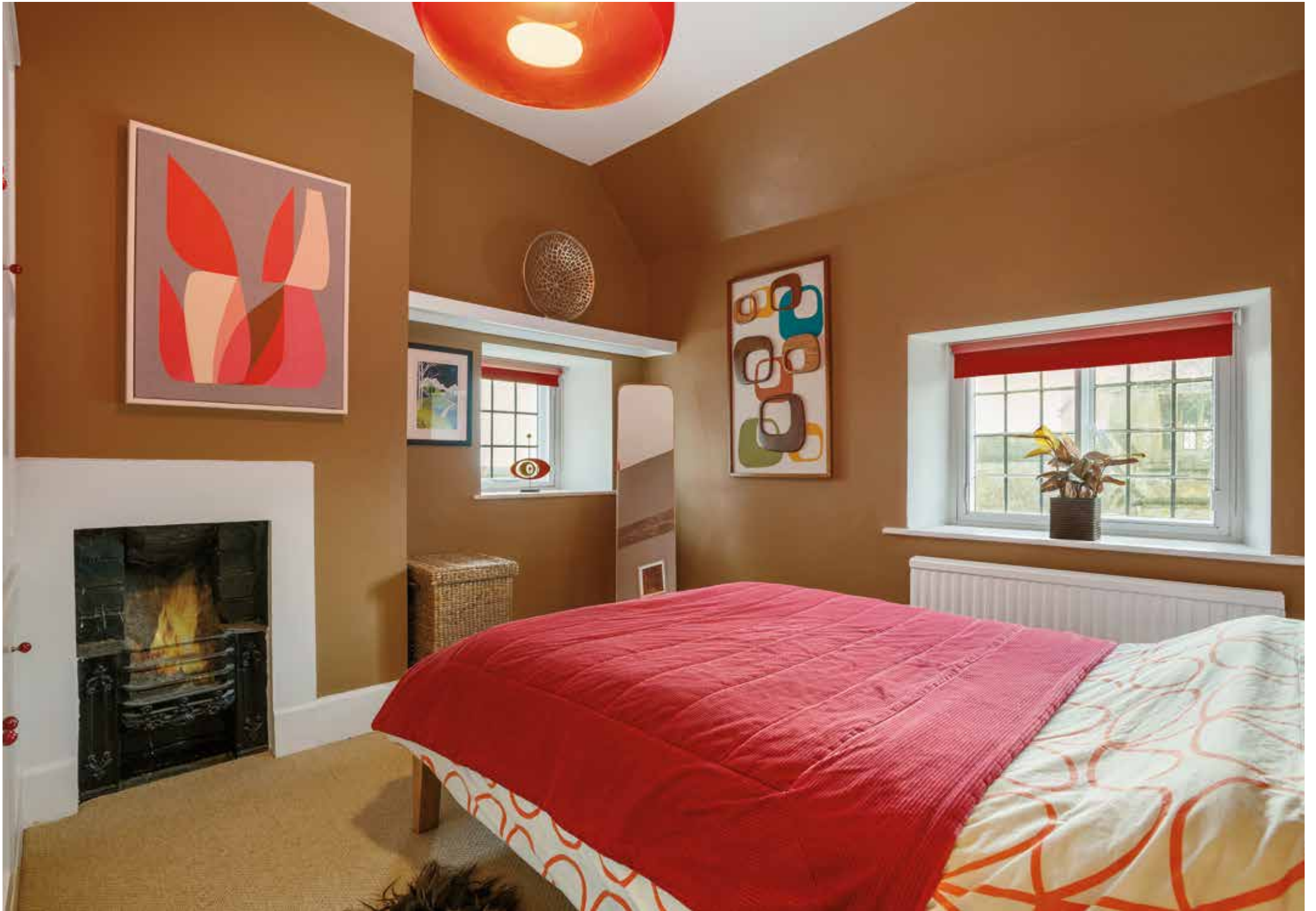
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



The quality continues on the first floor, with both bedrooms being wonderfully light and charming. The property boasts two double rooms also with amazing views and a traditional exposed beam running across the landing. There is a well-maintained bathroom on this floor.

This truly is a very special and tranquil home that has been sensitively and tastefully maintained throughout to create a property that is easy to live in, or would make a perfect second home and a place to escape the hustle and bustle of the city.

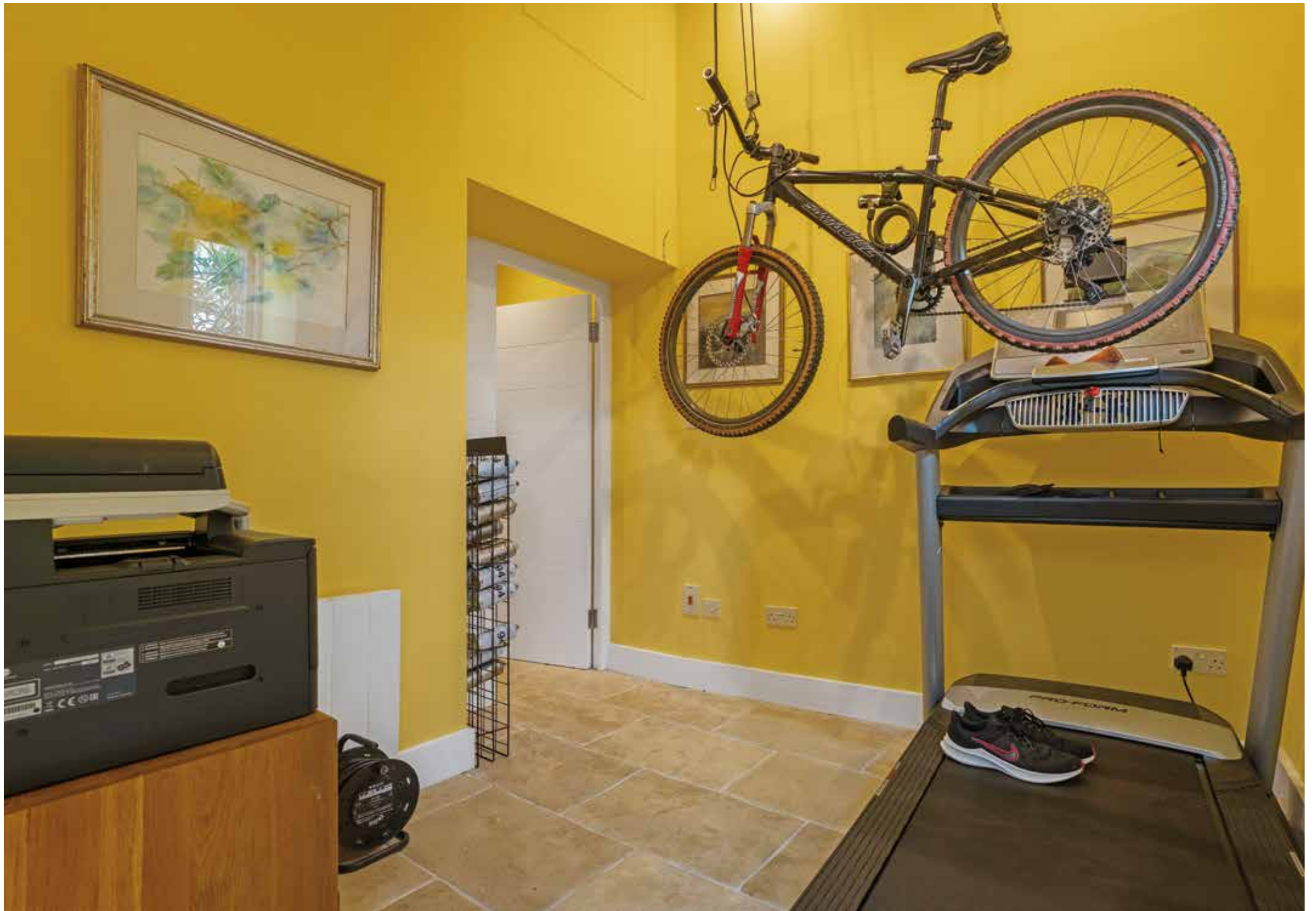












Step outside

The spilt level rear garden is fantastic. It has some amazing features, such as the grape vine covered pergola, a dove cote wall and access to the communal orchard. There is a wonderful patio area which has a real romantic feel being so private with incredible views from the hill.







Information

Services

All mains services are connected to the property including electric, gas, water and drainage.

Local Authority

Cotswold District Council

Viewing Arrangements

Strictly via the vendors sole agent Fine & Country Cotswolds on 01608 619919

Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>

Directions

From Moreton in Marsh, follow the A44 heading towards Evesham for 2 miles. Once entering Bourton on the Hill, you will climb the hill and begin to see the Church. The house is positioned directly opposite the Church on the other side of the road. There is a tall brick wall and hedge with steps up to the front door.

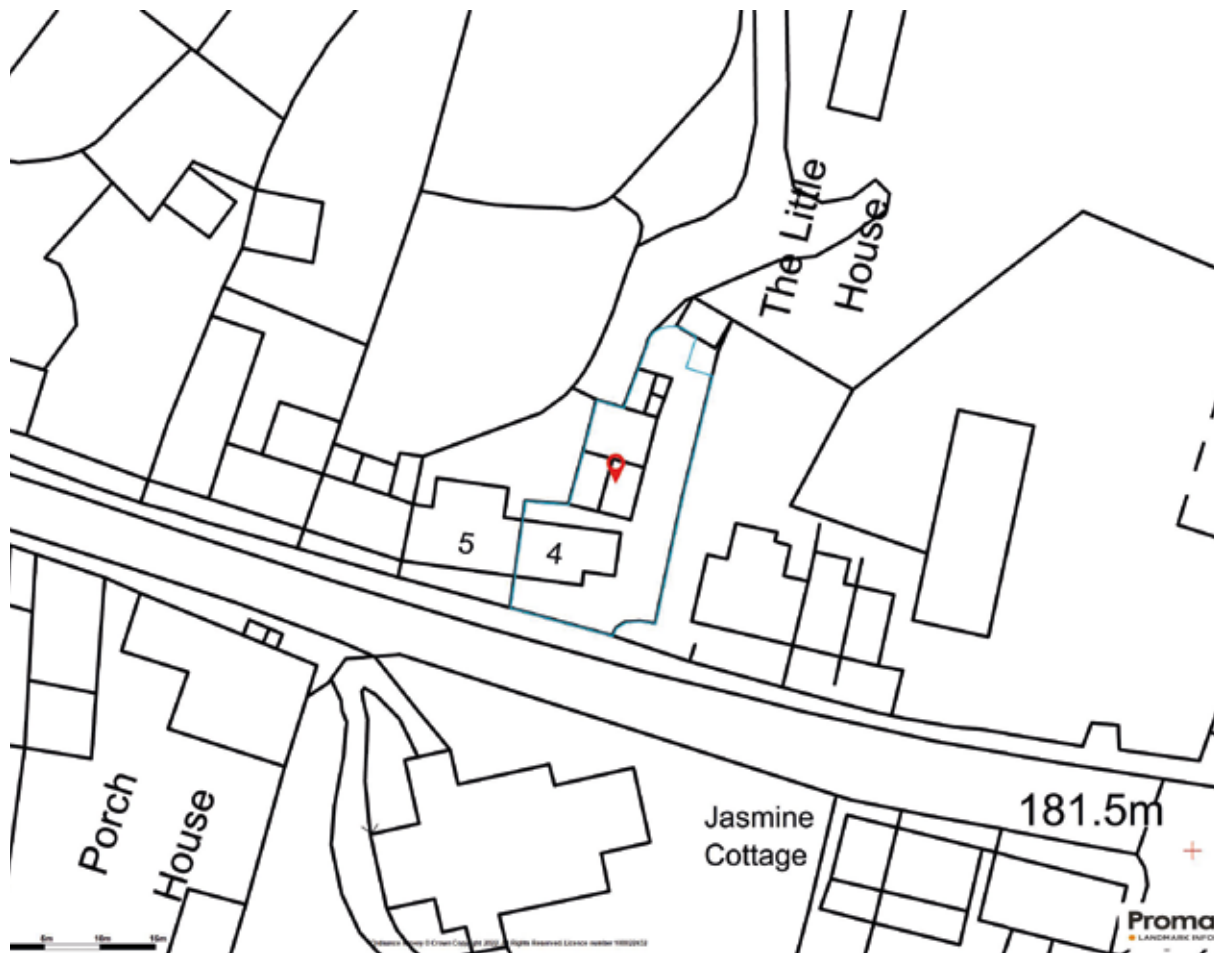


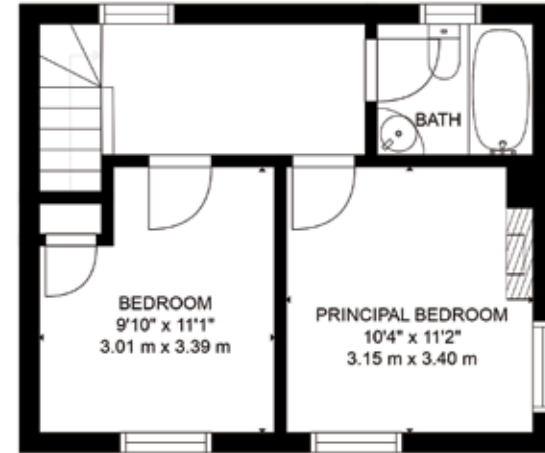
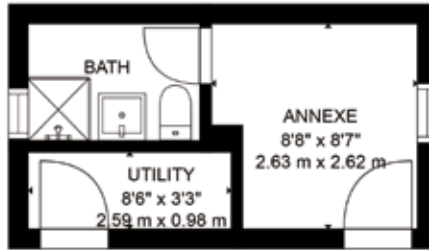
LOCATION

Bourton on the Hill is a delightful rural village on the east side of the Cotswolds escarpment, peppered with unique and characterful homes with a thriving community. The village has been awarded the Best Kept Village on multiple occasions, so this really does speak for itself.

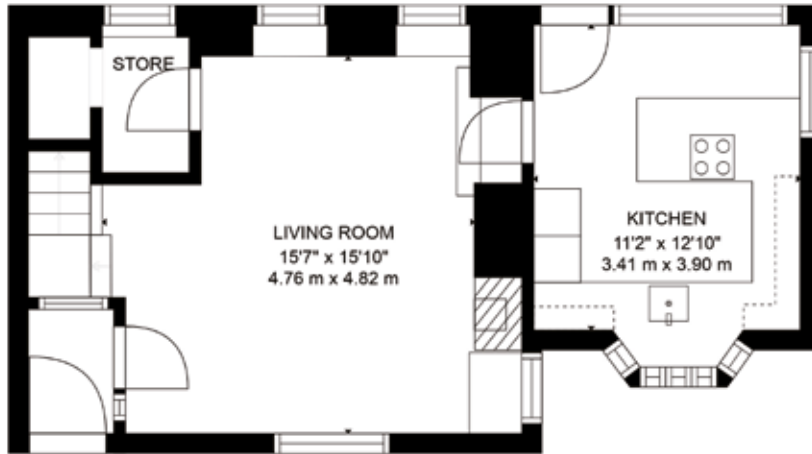
The neighbouring towns of Moreton in Marsh and Chipping Campden have plenty to offer, with primary and secondary schools, amazing walks and a huge variety of pubs and restaurants. This area of the Cotswolds really is the best as its gets and is ideal for those wanting plenty of fresh air, long muddy walks and a selection of pubs to enjoy the warmth of an open fire and welcome your beloved dog. Despite the rural setting, there are some amazing attractions all within a short distance away, such as Broadway Tower, Daylesford Farm Shop and Dormy House. Stratford upon Avon is just a 30 minute drive away, Cheltenham only 20 miles and Evesham just 13miles.







FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 650 sq. ft, 60 m², FIRST FLOOR: 355 sq. ft, 33 m²
 TOTAL: 1005 sq. ft, 93 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC Exempt
 Council Tax Band: C
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 25.11.2022







MOLLY SMITH
PARTNER AGENT

Fine & Country Cotswolds
T: 01608 619919 | M: 07593 759842
molly.smith@fineandcountry.com

Hello, my name is Molly Smith and I'm the Partner Agent for Fine & Country Cotswolds. I am lucky enough to cover Chipping Campden, Moreton-in-Marsh, Shipston-on-Stour and surrounding areas. Before becoming a property agent, I worked in the pre-sales teams covering Fine & Country Leamington Spa, Stratford on Avon and Droitwich Spa where I gained vital experience in prospecting, as a buyer's agent and the conveyancing process.

In my past career I worked as a sales consultant for rural and equestrian properties, farms and estates. Before that I worked abroad in Australia after finishing my degree in Agricultural Business Management. Since then, I quickly developed a love for luxury property, management and development and have recently managed the renovation of an old property for family. During this time, I also worked freelance, managing social media marketing for numerous businesses across the country. I noticed that there was a cross section of my sales and marketing skills, property passion and a notable gap in many standard high street agent listings that I believed I could fill that led me here.

Living in and around the Cotswold area for the last 10 years I know the area I now work in so well. I am lucky enough to now call the area home, living just 5 miles away from the beautiful Chipping Campden. I love the rolling hills, quaint golden stone villages and vibrant buzz from residents and tourists in towns like Moreton in Marsh, Bourton on Water and Stow on the Wold.

YOU CAN FOLLOW MOLLY ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country Cotswolds
Tel: +44 (0)1608 619919
cotswold@fineandcountry.com
2 A P Ellis Rd, Upper Rissington, Cheltenham, GL54 2QB

