



# RIVER COTTAGE

LOWER SLAUGHTER, GLOUCESTERSHIRE



# River Cottage

## A beautifully presented Grade II Listed village house

- Dining Hall
- Drawing Room
- Garden Room
- Snug/Study
- Kitchen
- Cloakroom
- Master Double Bedroom with En-suite Bathroom and Dressing Area
- Double Bedroom 2 with En-suite Shower Room
- Bedroom 3
- Family Bathroom
- Garage
- Private Parking and Utility Room
- Enclosed mature garden and terrace

For Sale Freehold.

Bourton-on-the-Water 2 miles, Stow-on-the-Wold 3 miles, Cheltenham 16 miles, Kingham Station 8 miles (London Paddington 80 minutes) (All mileages approximate)

### Viewings

Strictly by appointment. Please telephone Butler Sherborn, Stow-on-the-Wold office T (01451 830731) or The London Office T 0207 839 0888. E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

### Directions

From Stow-on-the-Wold take the A429 and after about 2 miles turn right by the garage signposted to The Slaughters. Continue into the middle of Lower Slaughter and as the road bears sharp right, with another turning to the left, take the lane in the middle with the river immediately on your left hand side. River Cottage is immediately on the right and is set behind secure wooden gates.

POSTCODE: GL54 2HU



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 Butler Sherborn  
The Cotswolds Property Specialists

## Description

River Cottage is located within the heart of Lower Slaughter, which is in a Conservation Area and an Area of Outstanding Natural Beauty. The cottage is situated in the heart of this picturesque village in a romantic setting overlooking the river Eye.

This delightful Grade II listed detached property offers a unique and stylish combination of contemporary design set against a backdrop of traditional period features. River Cottage was originally fully renovated in 2003 and has since been improved and beautifully maintained by the current owner. The property is extremely well presented with high quality finishes throughout while preserving the original charm and period character of the property including flagstone flooring, exposed beams, stone fireplaces and stone mullion windows. Constructed of

Cotswold stone under a stone tiled roof, the accommodation which is arranged over two floors, offers well appointed and flexible living space.

River Cottage is complimented by a private landscaped garden to the rear. Mainly laid to lawn with mature planting set in herbaceous borders complimented by well-established shrubs and trees. A stone terrace provides an extension to the reception rooms of the house for idyllic summer entertaining.

To the side of the property and set behind a high Cotswold stone wall and electronically operated solid wooden gates is a gravelled parking area and a detached stone garage with integrated utility room and gravelled forecourt providing parking for several cars.

## Situation & Amenities

Lower Slaughter is widely regarded as one of the premier villages in the Cotswolds. Arranged around the River Eye, which meanders through the centre of the village, are traditional Cotswold stone cottages and houses. There are two highly regarded hotels, the luxurious Lower Slaughter Manor and Washbourne Court, with St Mary's parish church and a historic water mill.

Local shopping and business amenities can be found in Bourton-on-the-Water (2 miles) and Stow-on-the-Wold (3 miles) with further recreational facilities located in the larger towns of Cheltenham (16 miles) and Cirencester (18 miles). A main line station in Kingham (8 miles) provides a regular service to London Paddington (80 minutes).

Amenities include golf at Naunton and Burford, together with racing at Cheltenham, Warwick and Stratford-upon-Avon. There are excellent educational facilities in the area.

## Accommodation

A solid wooden front door opens to:

### GROUND FLOOR

#### Entrance/Dining Hall

With flagstone flooring, stone fireplace with stone surround and gas fire.

#### Drawing Room

Ideal for entertaining, this impressive dual aspect reception room has a large fireplace with limestone surround and gas fire, and a bay window overlooking the garden.

#### Garden Room

With wooden flooring and double glazed doors opening out to the garden.

#### Kitchen/Breakfast Room

A bespoke kitchen made by CP Interiors of Nottingham is fitted with a range of hand painted base and wall mounted units with polished granite work surface over, incorporating a Villeroy & Boch double sink with mixer tap. Fitted Neff appliances including electric double oven, 4-ring gas hob, integrated fridge freezer and dishwasher. Matching central island unit with further base units and granite surface over. Double doors open to the garden and terrace and a second door opens out to the garage and parking area.





**Cloakroom**

Oak panelled and fitted with a white suite comprising W.C. and washbasin.

**Snug/Study**

Open stone fireplace with gas wood burner and exposed stone chimneybreast to ceiling height.

**FIRST FLOOR**

From the Entrance/Dining Hall the staircase rises to the first floor landing with doors to:

**Master Bedroom Suite:** With vaulted ceiling and exposed beams this comfortable bedroom has stone mullion windows and window seats, doors to fitted wardrobes with hanging rail and shelves and door to:

**En-suite Bathroom:** with white suite comprising double ended freestanding bath, square porcelain washbasin and W.C. Stone tiled floor, exposed beams. Ample storage space.

**Bedroom Suite 2:** A dual aspect double bedroom open to the eaves with fitted wardrobes, stone mullion windows and exposed beams.

**En-suite Shower Room:** A wooden panelled shower room with a white suite comprising Grohe tiled shower, pedestal washbasin and W.C.





enclosed within a high Cotswold stone wall and mature hedging, offering peace and tranquillity. Steps lead to a raised lawn bordered by mature shrubs and specimen trees and a stone path leads to a paved terrace providing an extension to the reception rooms for summer entertaining. Double doors to the garden open from the kitchen and the garden room. A stone path surrounding the rear of the property leads round to the garage and parking area. To the north west of the garden is a small wooden gate providing access to the side of the property and the square.

#### Single Garage

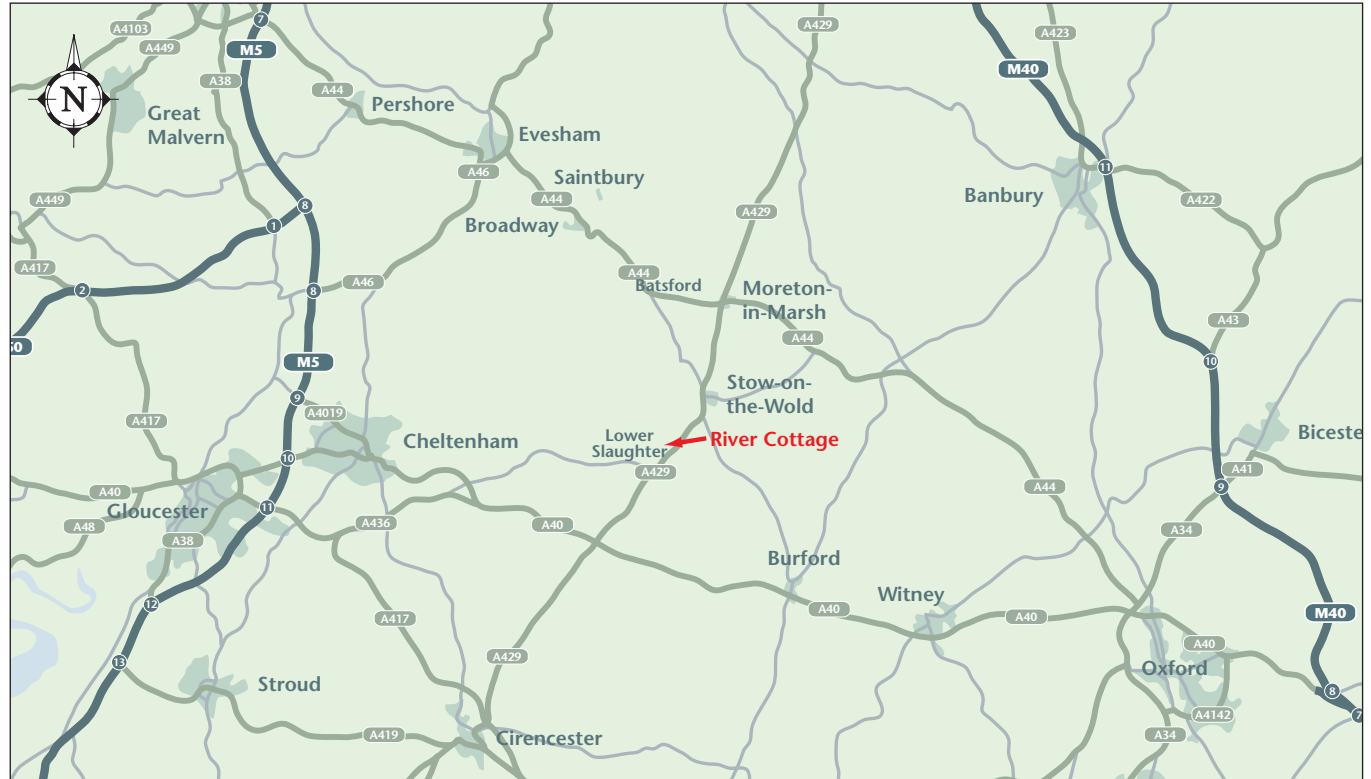
Accessed from the gravelled forecourt and constructed of Cotswold stone under a stone tile roof with electric up and over doors. Power and light. Side door leading to kitchen and garden

#### Utility Room

Fitted with base units and with Hotpoint washing machine and Hotpoint tumble dryer. Stainless steel sink with mixer tap and drainer.

**FIXTURES AND FITTINGS** Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are expressly excluded.

**SERVICES** Gas central heating, mains electricity, water and drainage are connected to the property. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.)



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**LOCAL AUTHORITIES** Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX, Tel: (01285) 643643

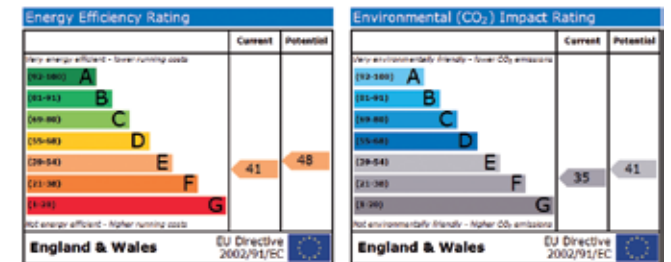
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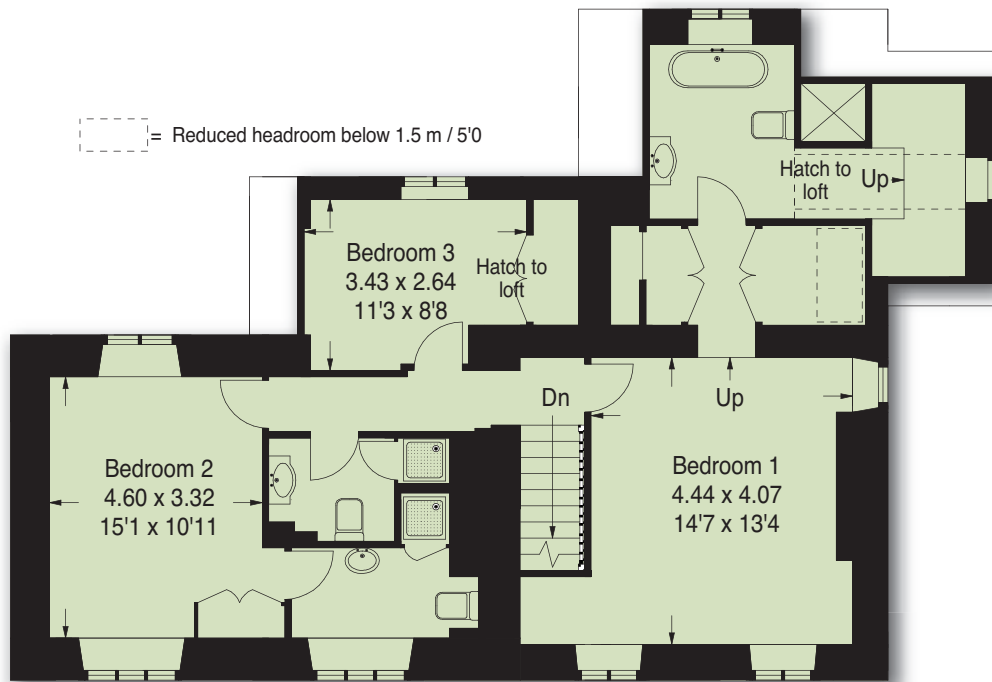
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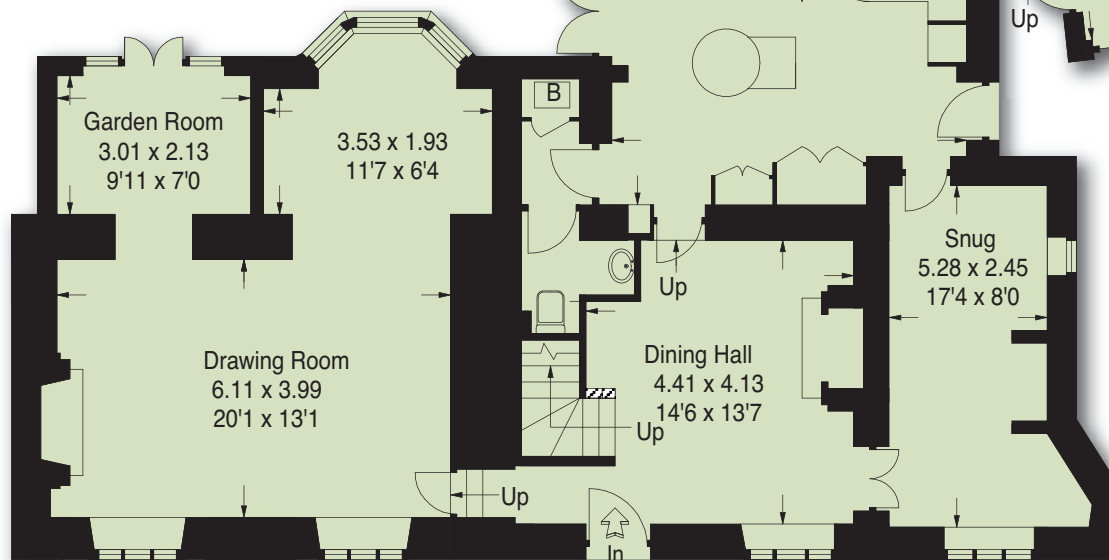
Please discuss with us any aspects, which are particularly important to you before travelling to view the property. SH 09/10





**First Floor**

Approximate Gross Internal Area :-  
 Main House 203 sq m / 2185 sq ft  
 Garage 23 sq m / 247 sq ft  
 Total 226 sq m / 2432 sq ft



**Ground Floor**

**FLOORPLANZ © 2010**  
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This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" & are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads.

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