



THE COTSWOLD LETTING AGENCY

BETTER BY FAR



Directions

Viewings

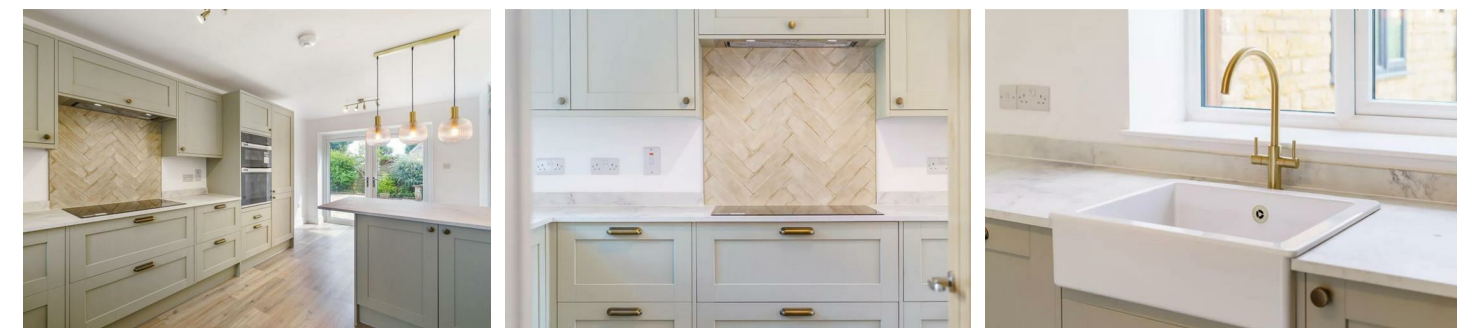
Viewings by arrangement only. Call 01993 684572 to make an appointment.

EPC Rating

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Floor Area = 188.6 sq m / 2030 sq ft
Garage = 17.4 sq m / 187 sq ft
Total = 206.0 sq m / 2217 sq ft



The Homestead Rye Close, Bourton-On-The-Water, GL54 2EA

£3,195 Per Month

- Family home
- Heart of the Cotswolds
- 4/5 bedrooms
- Recently renovated



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #77079

The Homestead Rye Close, Bourton-On-The-Water

CLEAR PEA

Bourton-on-the-Water, often referred to as the "Venice of the Cotswolds," is a picturesque village located in Gloucestershire, England. Nestled along the tranquil River Windrush, its charming low-arched bridges, honey-colored stone cottages, and scenic green spaces make it one of the most visited and photographed locations in the Cotswolds. The village is renowned for its blend of natural beauty and vibrant attractions, including the Cotswold Motoring Museum, Birdland Park & Gardens, and the Model Village, a miniature replica of Bourton itself. Visitors can also enjoy an array of independent shops, traditional tearooms, and cozy pubs, all adding to its timeless appeal.

Strategically positioned in the heart of the Cotswolds, Bourton-on-the-Water offers excellent connectivity to other historic towns and villages in the region. Stow-on-the-Wold, known for its antique shops and market square, lies just four miles to the north, while the charming market town of Moreton-in-Marsh is a short drive away. Chipping Campden, famous for its stunning architecture and connection to the Arts and Crafts movement, and Bibury, home to the iconic Arlington Row, are also within easy reach. With its central location and wealth of attractions, Bourton-on-the-Water serves as a perfect base for exploring the wider Cotswolds, offering both a peaceful retreat and a lively hub of activity.

 5

 3

 3

 E

Council Tax Band:



The Homestead is a beautifully presented detached home built from traditional Cotswold stone, positioned at the centre of its own expansive gardens and grounds. Thoughtfully renovated and upgraded to an exceptional standard, this property blends modern convenience with timeless character. A gravel driveway leads to the inviting entrance hall, which forms the heart of the home.

The sitting room, bathed in natural light from three aspects, offers generous living space and features a striking raised gas fireplace as its focal point. Double doors open directly onto the rear terrace, seamlessly connecting indoor and outdoor spaces. The stylish kitchen is well-equipped with an array of cabinetry, a breakfast bar with overhead lighting, and high-end integrated appliances, including a double oven, induction hob with extractor, fridge freezer, and dishwasher.

The ground floor layout also includes a dedicated dining room, two well-proportioned bedrooms, and a luxurious bathroom fitted with a separate shower. One of these bedrooms could easily be converted into an additional living area if required.

Ascending the bespoke oak staircase, you arrive at a spacious landing—ideal for use as a home office. The upper floor features three generously sized double bedrooms. The primary suite enjoys the benefit of an en suite shower room, while a contemporary family shower room serves the remaining bedrooms.

Set back from the main road, The Homestead enjoys a spacious gravel driveway with ample parking for multiple vehicles. The attached garage, complete with an electric door, has been designed to include a practical utility area and provides access to a sizable side terrace. The gardens, primarily laid to lawn, are enclosed by charming Cotswold stone walls and framed by mature trees and shrubs, ensuring both privacy and a picturesque setting. Two separate terraces provide ideal spots for outdoor dining and entertaining, making the space perfect for relaxing or social gatherings.