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Taylor & Fletcher



2 Lansdown Cottages, Mouse Trap Lane

, Bourton-On-The-Water, GL54 2AU

Guide Price £365,000





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A charming 2 bedroom Cotswold stone cottage set in a quiet position just off the village centre with parking for two cars and only a short walk from all the village amenities.

LOCATION

Often referred to as the “Venice of the Cotswolds,” Bourton-on-the-Water is one of the region’s most picturesque villages, known for its low stone bridges and tranquil river setting. The village offers an idyllic lifestyle with a vibrant community atmosphere, a wide range of amenities including a Primary School, independent shops, cafés, traditional pubs, supermarkets, restaurants, churches, a leisure centre, and the highly regarded local Secondary School, The Cotswold Academy. Surrounded by stunning countryside, it is ideal for those who enjoy walking and outdoor pursuits. Bourton enjoys excellent transport connections, with regular local bus services and mainline rail links to London Paddington from nearby Kingham Station (approximately 8 miles). Its central Cotswold location provides easy access to Cheltenham, Cirencester, and Oxford, making it a desirable base for both commuters and those seeking a peaceful rural lifestyle.

DESCRIPTION

2 Lansdown Cottages comprises a charming mid terraced cottage of Cotswold stone elevations under a pitched plain concrete tiled roof. The property has been in the current ownership for many years and provides well planned accommodation arranged over two floors with a sitting room to the front of the cottage with open fireplace and stairs rising to the first floor, a fitted kitchen and a dining room to the rear of the cottage. On the first floor there are two good sized double bedrooms and a bathroom and the property enjoys a lovely southerly aspect being set just off Mousetrap Lane in a peaceful and sought after area of the village, only a short walk from all of the village amenities.

Approach

Gabled entrance porch with front door with decorative glazed insert to:

Entrance Lobby

With tiled floor and ornate fixed casement windows to either side. Painted timber door with opaque glazed insert leads to the:

Sitting Room

With stairs rising to first floor and stone fireplace with open fire and recess to either side with glazed display shelving. Timber mantle over. Double glazed casement to front elevation with timber window seat. Further double glazed casement to front elevation. Beamed ceiling and two wall light points.

From the sitting room, beveled edged glazed timber door to the:

Kitchen

Bespoke fitted kitchen with tiled worktops with timber edging, four ring electric hob with extractor over and one and a half bowl sink unit with brass mixer tap. Built-in Hygena oven/grill, comprehensive range of below work surface cupboards and drawers with wine storage and display shelving. Space and plumbing for washing machine and space for refrigerator. Range of glazed fronted eye level cupboards and wall mounted Worcester gas-fired central heating boiler. Double glazed casement window looking out to the courtyard garden. Recessed ceiling spotlight and further matching built-in cupboard.

From the kitchen, beveled edged glazed timber door to the:

Dining Room

With double glazed French doors to the courtyard. Recessed ceiling spotlight. Further glazed door to rear passage.

From the sitting room, stairs with timber handrail, balustrade and open treads rise to the:

First Floor Landing

With recessed ceiling spotlight and pine door to:

Bedroom One

With double glazed casement window to front elevation and extensive range of built-in wardrobes and drawers. Further built-in cupboard over stairs with hanging rail. Two wall light points. From the landing, pine door to:

Bedroom Two

With double glazed casement window to rear elevation.

Bathroom

With matching suite of low level WC with timber seat, pedestal wash hand basin and bath with gilt mixer tap and handset shower attachment. Part tiled walls and opaque double glazed casement to rear elevation.

OUTSIDE

2 Lansdown Cottages is approached from Mousetrap Lane via a shared gravelled driveway and in turn leading to a private gravelled parking area for two vehicles to the front of the cottage. A dwarf stone wall and wrought iron gate in turn lead to the front garden with beds to either side and a part paved and gravelled terrace. A step down leads to a wide stone paved terrace to the front of the cottage which enjoys the lovely southerly aspect. There is an EV Charging point,.

Set to the rear of the cottage is a small private courtyard garden.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating. EV Charging point.

COUNCIL TAX

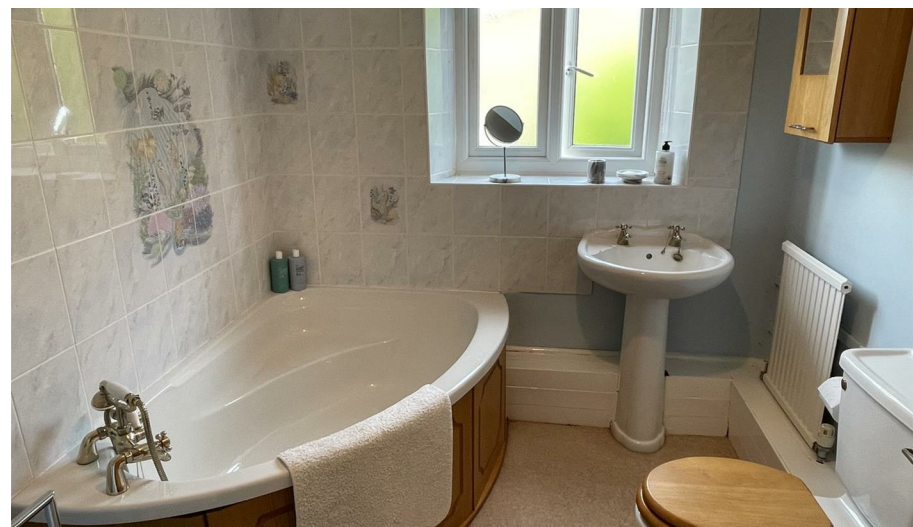
Council Tax band C. Rate Payable for 2026/ 2027: £2,140.31.

LOCAL AUTHORITY

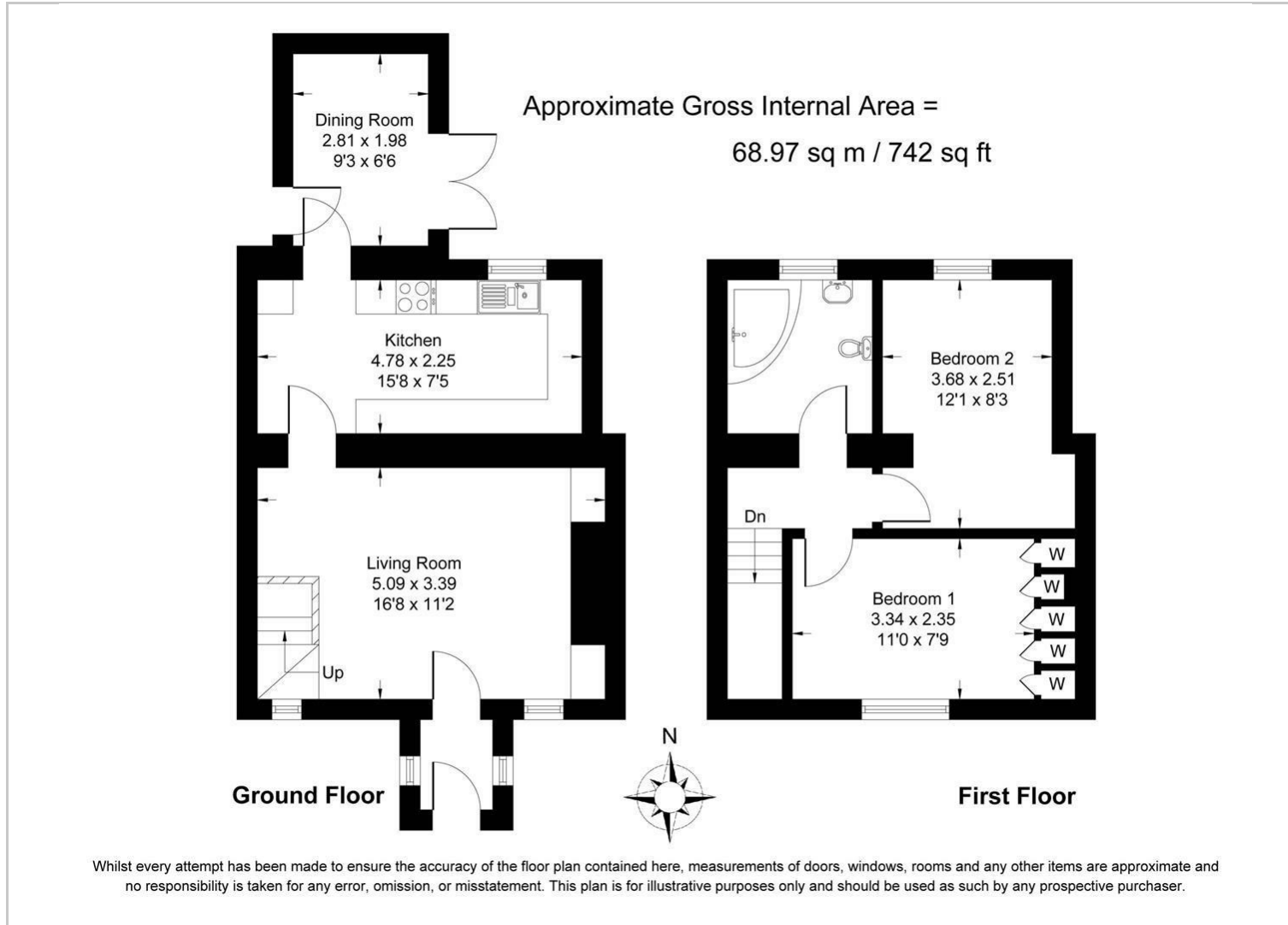
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

DIRECTIONS

From the Bourton-on-the-Water office proceed in a westerly direction along Lansdowne, where Mousetrap Lane will be found on the right hand side (just past The Mousetrap Inn). Turn in to Mousetrap Lane passing the Mousetrap Inn, and immediately after the footpath to the right, a shared private driveway leads to the parking in front of No.2 Lansdown Cottages.



Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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