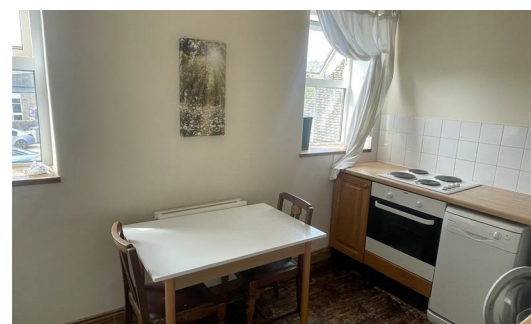
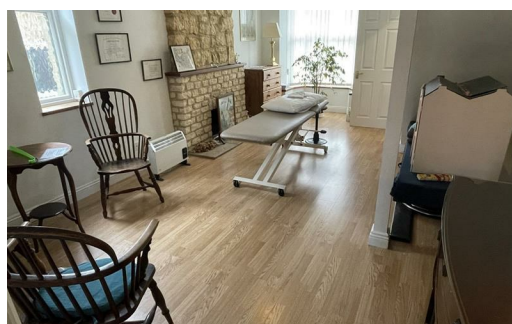
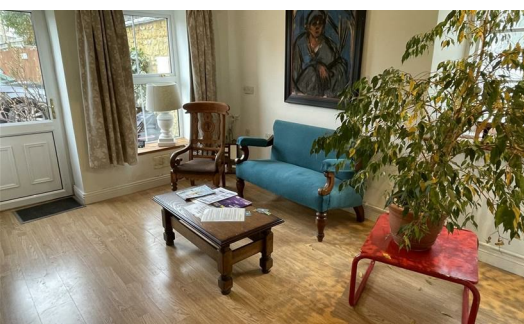


established 200 years

Tayler & Fletcher



1 Colletts Court, Lansdowne, Bourton-On-The-Water GL54 2AR

Guide Price £445,000

Flexible three-storey, mixed use, property with private courtyard, rear parking and scope to reconfigure as a charming home. Currently benefiting from use class E on the ground floor, with residential above.

taylerandfletcher.co.uk

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

1 Colletts Court comprises a stone built, end of terrace, mixed use property with accommodation arranged over three floors. The ground floor is currently used as an Osteopaths office with a separate flat above and could easily be reconfigured as a private dwelling subject to any necessary consents. The property has parking for two vehicles to the rear and a small private courtyard garden. The accommodation is currently configured as a treatment room on the ground floor, a sitting room, kitchen and bathroom on the first floor and further bedroom on the second floor.

Approach

From the rear of the property, double glazed uPVC door with outside light to:



Waiting Room

Double aspect with opaque three quarter height casement window to side elevation and double glazed casement overlooking the rear courtyard. Access to roof space and wall mounted Ideal Esprit Eco ² gas-fired central heating boiler. Timber laminate floor and wall mounted fuse box. Painted timber door interconnecting through to the:

Treatment Room

With double aspect with deep bay window to front elevation and three quarter height sash window to side elevation. Stone fireplace with timber mantel and part exposed stone wall over.

From the sitting room, painted timber door to:



Front Hall

With painted solid timber front door out to the front of the property. Stairs with timber handrail rise to the:

First Floor Landing

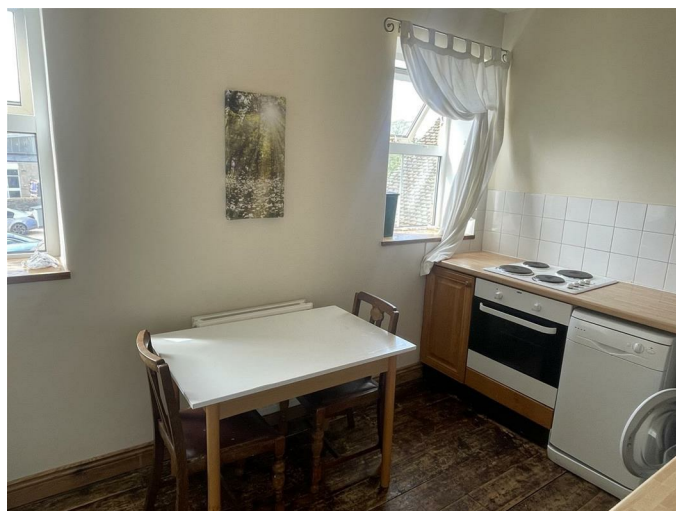
With timber balustrade and handrail.

Painted timber door to:

Bedroom One/Flat Kitchen

Comprising a pair of double glazed casements with deep timber sills overlooking the rear of the property. Simply fitted kitchen with a stainless steel sink with chrome mixer tap set in a worktop. Four ring electric hob with built in oven below, space and plumbing for washing machine and dishwasher and below worktop cupboards and drawers. Range of eye level cupboards and further built in cupboard currently housing a fridge/freezer and formally a wardrobe.

From the landing, painted timber door to:



Bathroom

With matching suite of panelled bath with chrome mixer tap and handset shower attachment, part tiled walls, low level WC with timber seat and pedestal wash hand basin with tiled splash back. Vinyl flooring.
From the landing, painted timber door to:



Bedroom Two

With a pair of timber sash windows to front elevation, Separate painted timber door leading to stairs rising to:



Second Floor Bedroom Three

With timber balustrade and handrail, Velux roof light, access to roof space, eaves storage and exposed timber purlins.



USE CLASS

We understand the ground floor is use class E, and the upper floors are class C3. Prospective purchasers must undertake their own inquiries to ensure the use class is sufficient for their intended occupation.

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax band B. Rate Payable for 2026/ 2027: £1,872.77.

BUSINESS RATES

From 1st April 2026 the rateable value is £5,400. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Your circumstances will also be taken into account. From 1st April 2026 businesses may be eligible under the 'supporting small business relief' scheme.

PLANNING

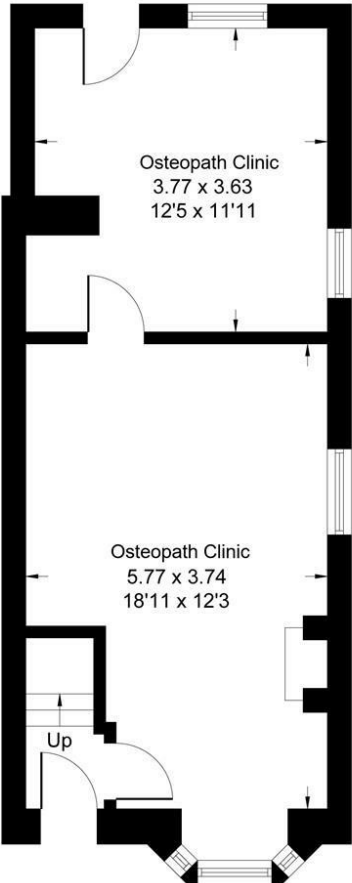
Planning reference: 92.01252 (1992).

Change of use of ground floor accommodation from residential accommodation for use as surgery for osteopath.

DIRECTIONS

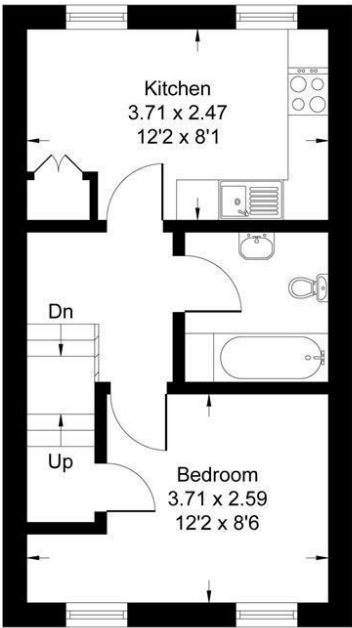
From the Tayler & Fletcher Bourton office head out of the village along Lansdowne and the property can be found after a short distance on the left hand side.

Floor Plan

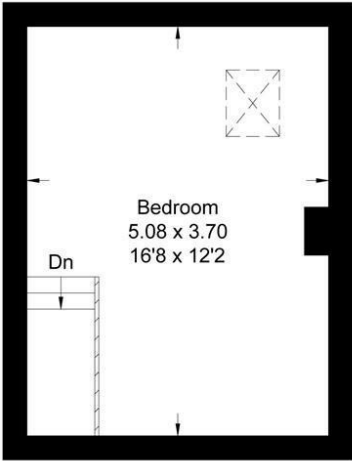


Ground Floor

Approximate Gross Internal Area = 82.39 sq m / 887 sq ft



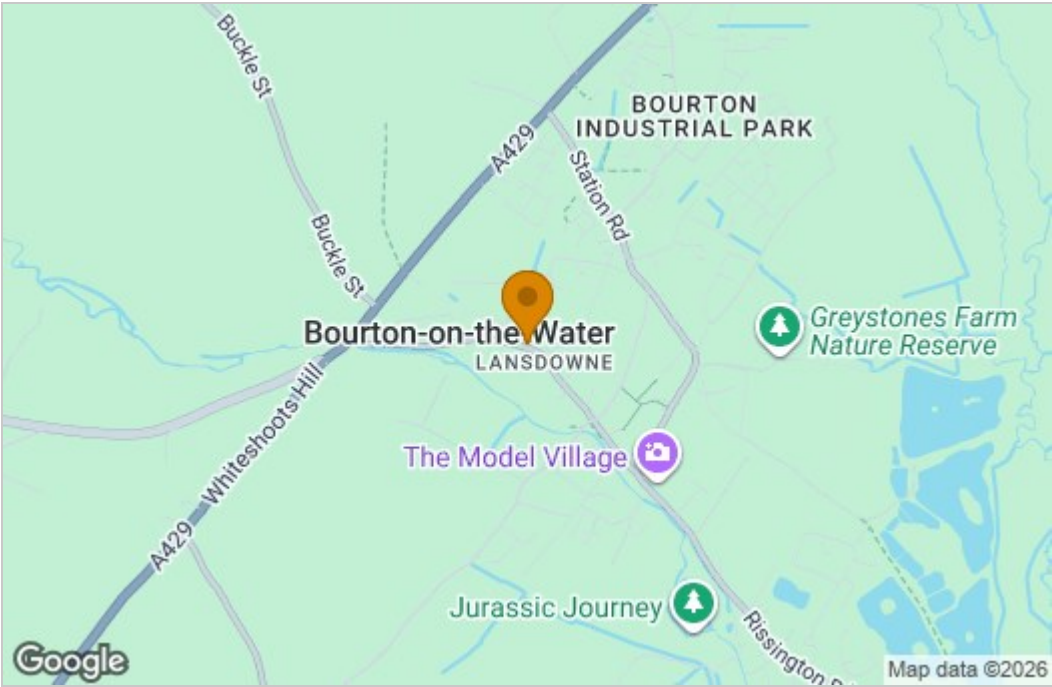
First Floor



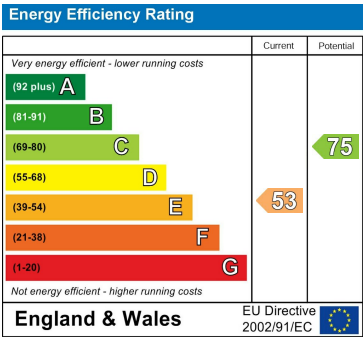
Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.