

BURGHFIELD HOUSE
Bourton-on-the-Water, Gloucestershire





PREFACE.

Main House:

Front Hall | Drawing Room | Dining Room | Sitting Room | Kitchen/
Breakfast Room | Pantry | Larder

Principal Bedroom with Dressing Room and Adjoining Bathroom | Two
Further Bedrooms with Adjoining Bathrooms | Three Further Bedrooms
| One Further Family Bathroom

Outbuildings:

Large traditional barn and log stores

Gardens and Grounds:

Approximately 15 acres of garden and grounds including formal gardens,
paddocks, woodland, duck pond, and a heated outdoor swimming pool
with pool house

For sale Freehold:

Main House = 675 sq m / 7,265 sq ft

Barn = 124 sq m / 1,334 sq ft

Outbuildings = 140 sq m / 1,506 sq ft

Total Area = 939 sq m / 10,105 sq ft



WHY WE LOVE BURGHFIELD HOUSE

‘A handsome period stone grade II listed residence quietly and discreetly hidden from view on the edge of this popular Cotswold village.’



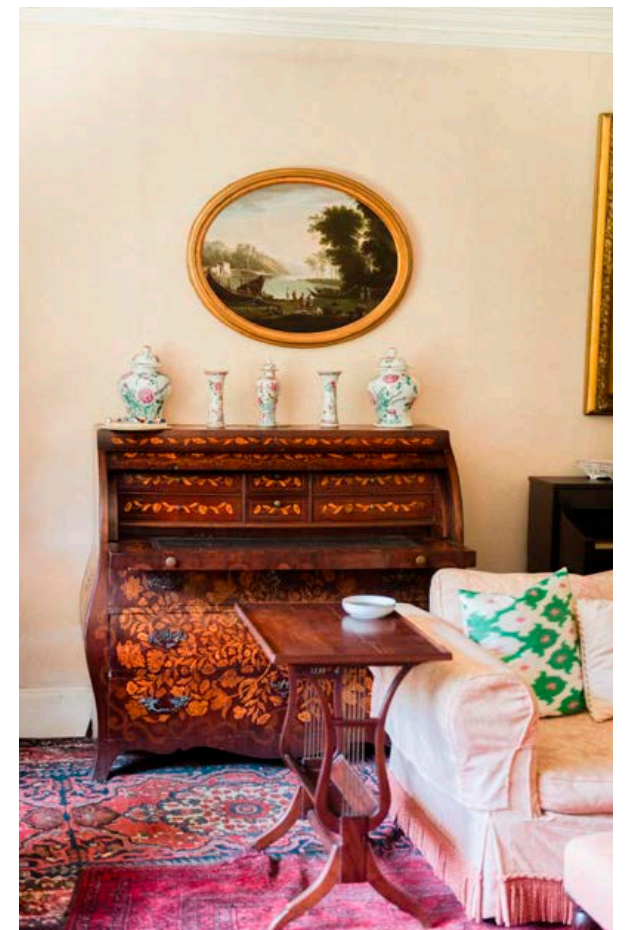
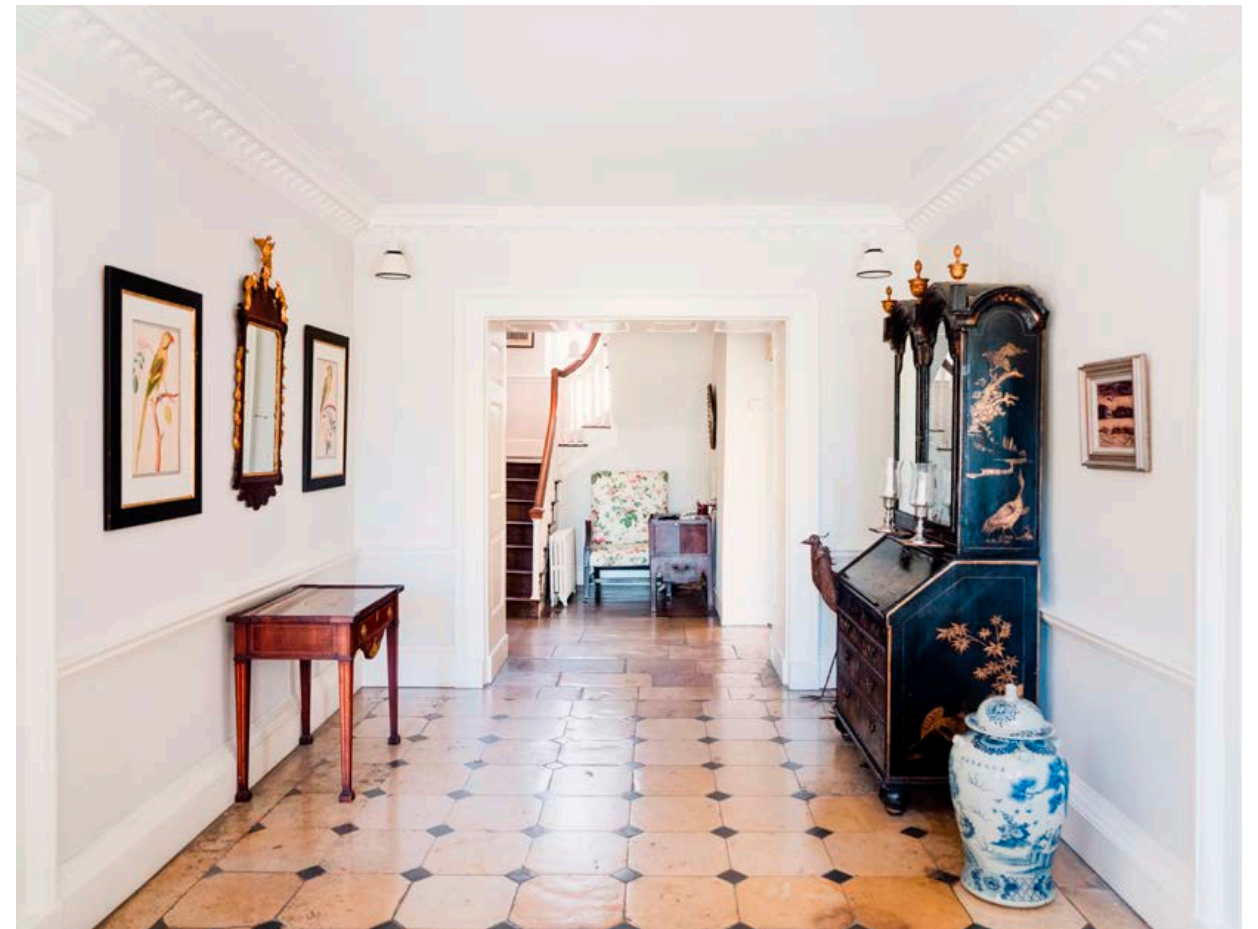
Originally dating from the late 18th century, it was elevated in the early 20th century with the addition of four bow windows at ground and first floor in the Queen Anne style. The house works perfectly for entertaining and modern family living, with a versatile layout which would allow a buyer to mould the house to their individual requirements.

Situated within its own 14 acres of gardens and grounds the house is approached by a long private drive that leads from close to the centre of the village

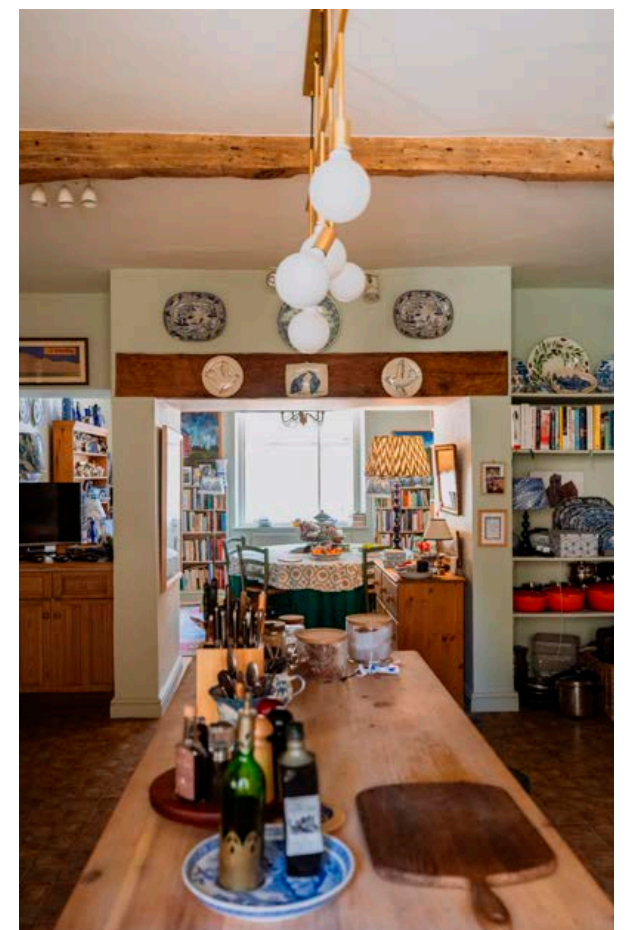
The accommodation is predominantly configured over three floors. The reception rooms flow from the central front hall complete with original flagstone floor. Leading off here is an inviting and warm

dual aspect sitting room, complete with a bow window overlooking the garden, fitted bookshelves and a working fire. This room benefits from views over the formal garden. The hall also gives access to a large dining room again with bow window and original sash windows and a very well-proportioned drawing room with working fire and door to the formal garden. At the rear of the house, there is a large open plan kitchen/breakfast room supported by an adjoining pantry and scullery.

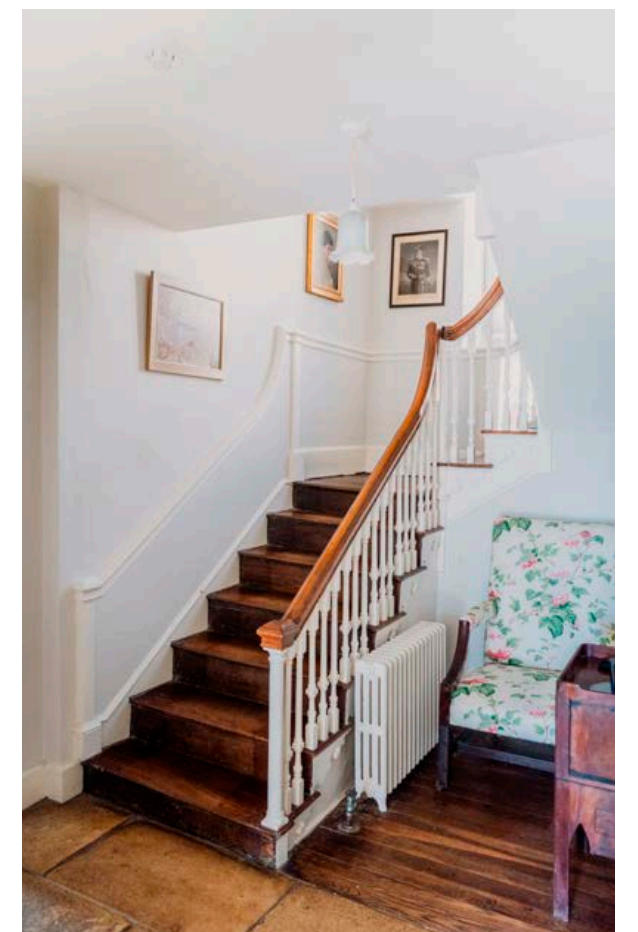
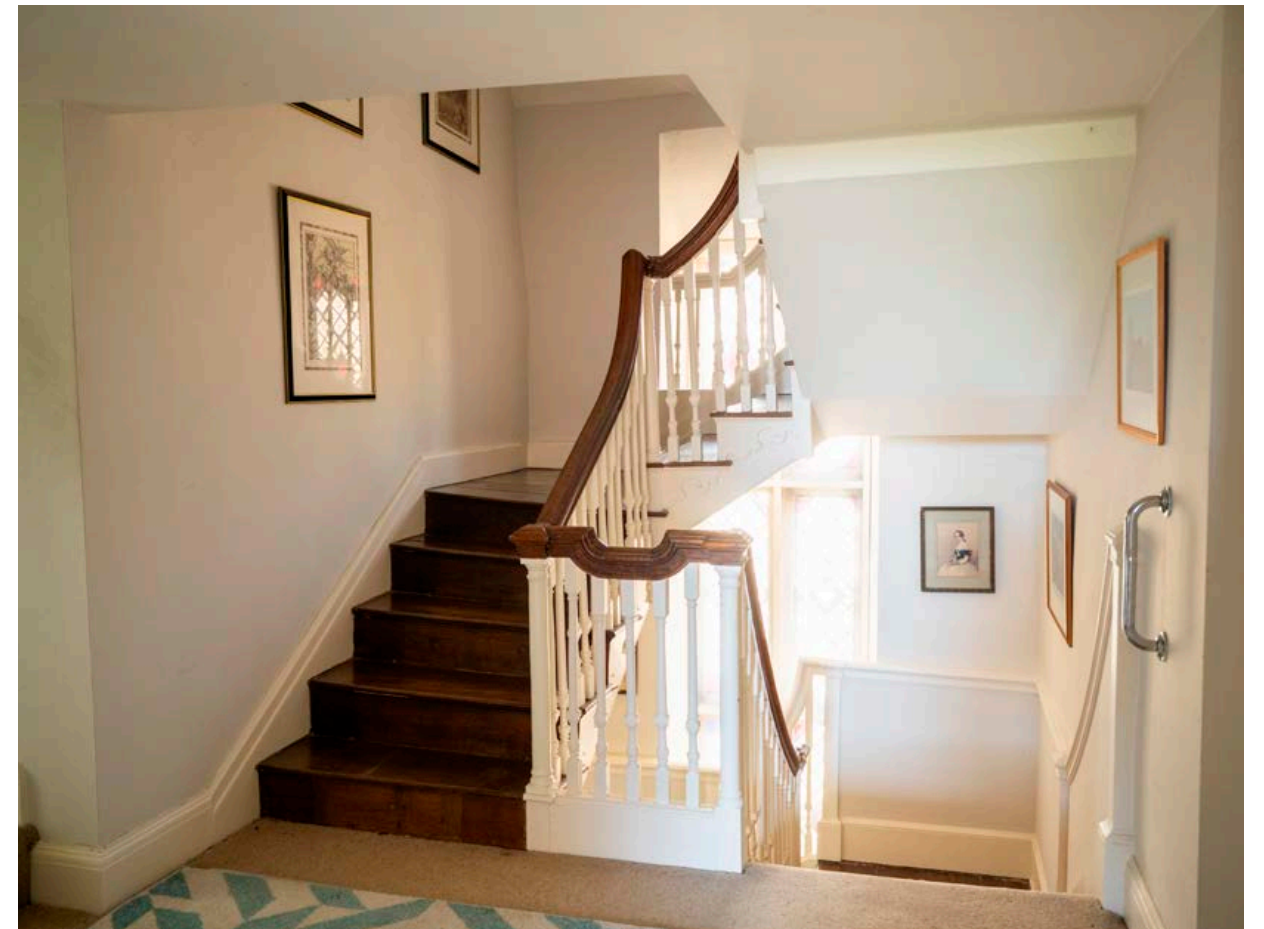
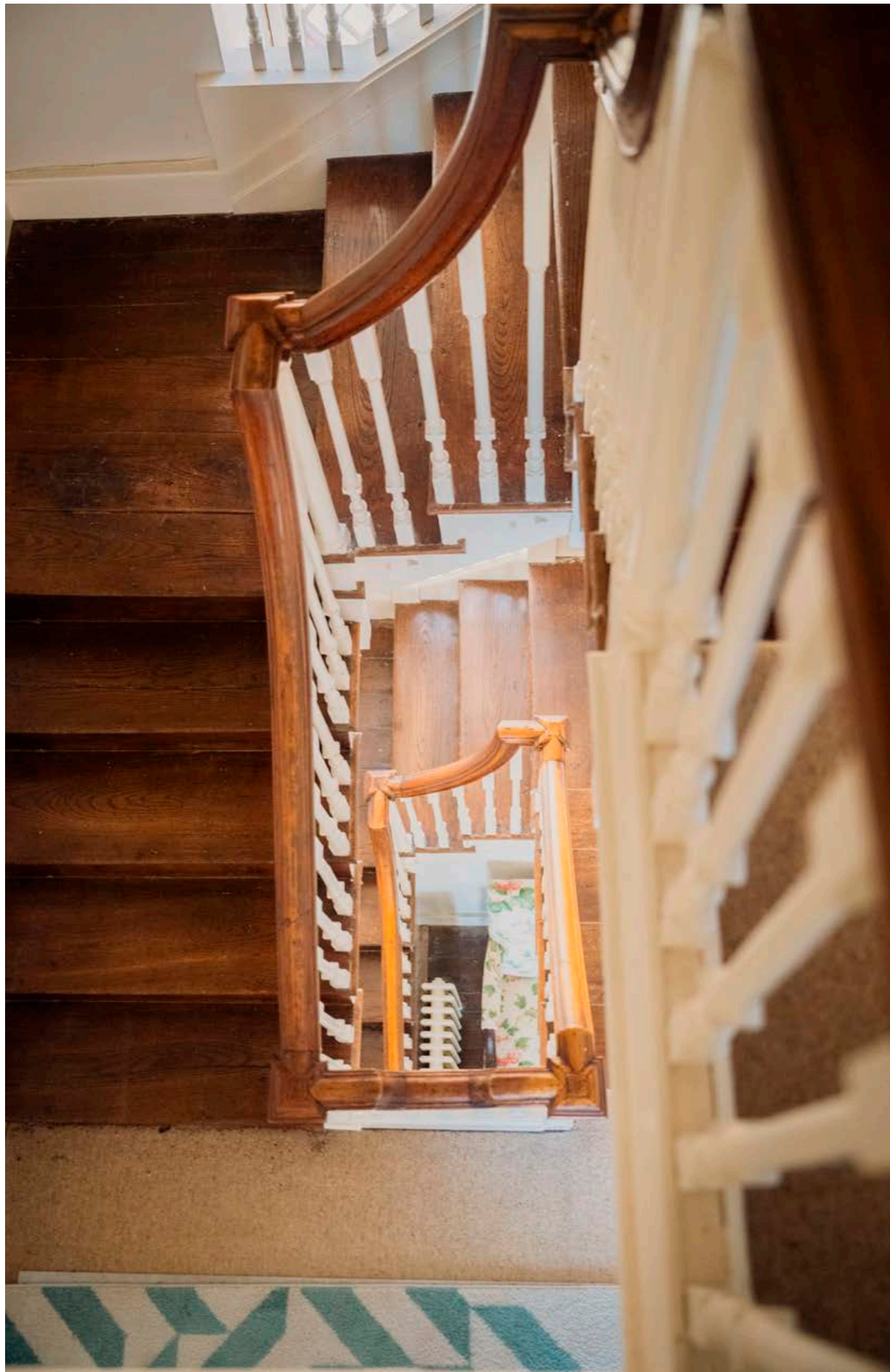
On the first floor, the generous accommodation continues. The front of the house is largely taken up by the principal suite, which includes a bedroom, bathroom and a large dressing room. Two further and two bathrooms sit across the hall. The second floor comprises another three bedrooms.



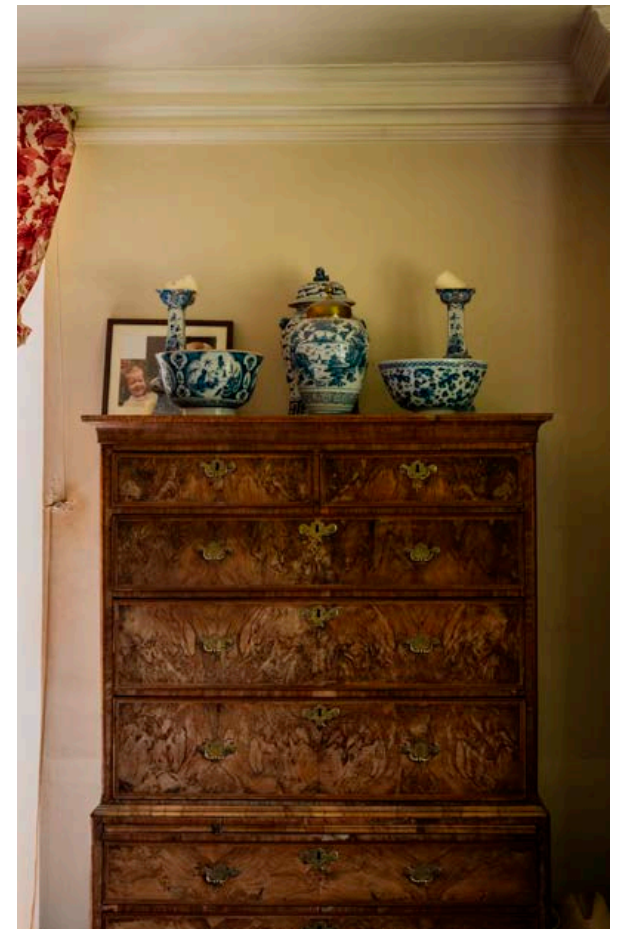
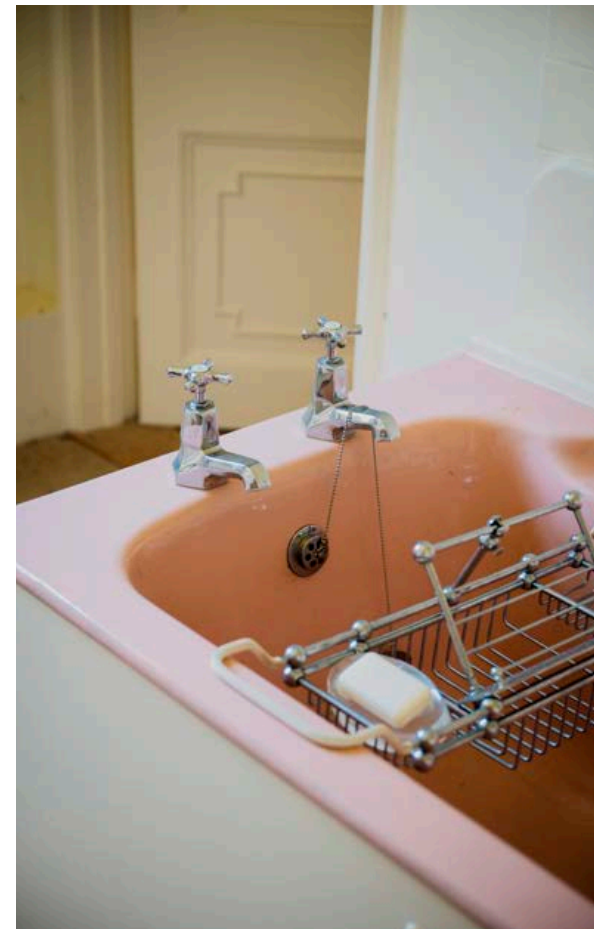












The exterior of the property is utterly charming, with gardens that have been beautifully created by our clients over the past 30 years.





GARDENS AND GROUNDS

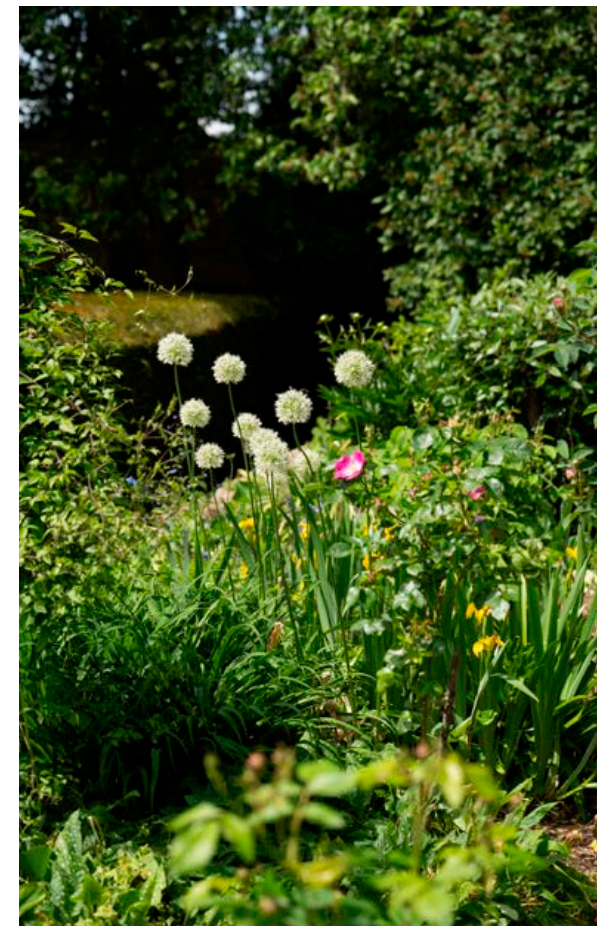
The formal gardens to the southwest of the property are remarkable with herbaceous and shrub borders, stone walls and steps that give structure to the gardens along with a large lawn area at the front of the house which includes mature trees and lends itself perfectly to either a tennis court or perhaps a croquet lawn. Of the many mature trees one in particular has an intriguing history. The California Redwood that stands out over all the other trees came to the garden as a sapling aboard the SS Great Britain and is recorded in the Manifests of the 1860's.

A ha-ha separates the lawns from the paddocks. An area of woodland gives a natural area which includes

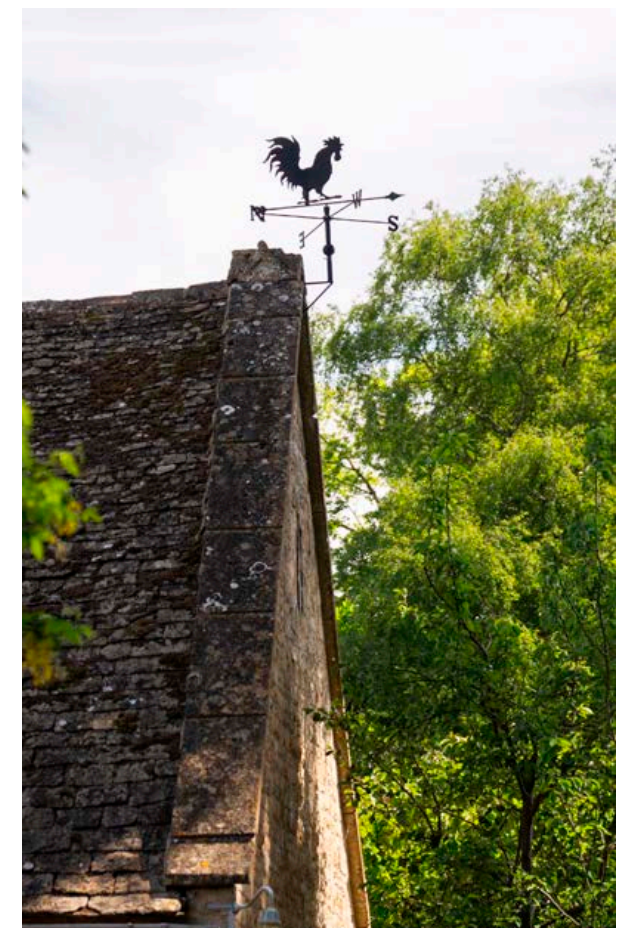
both new and mature trees, a duck pond, and mown paths.

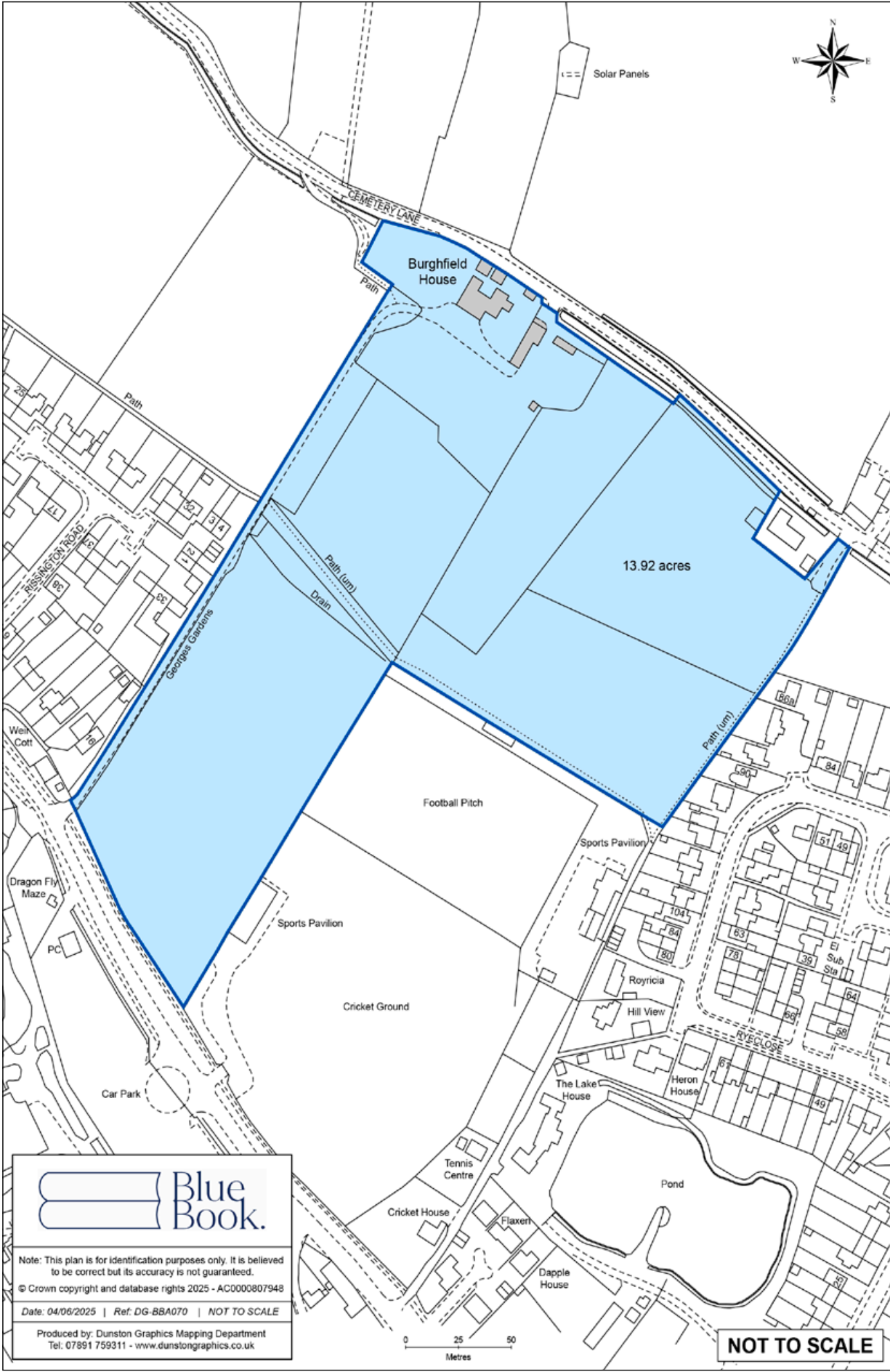
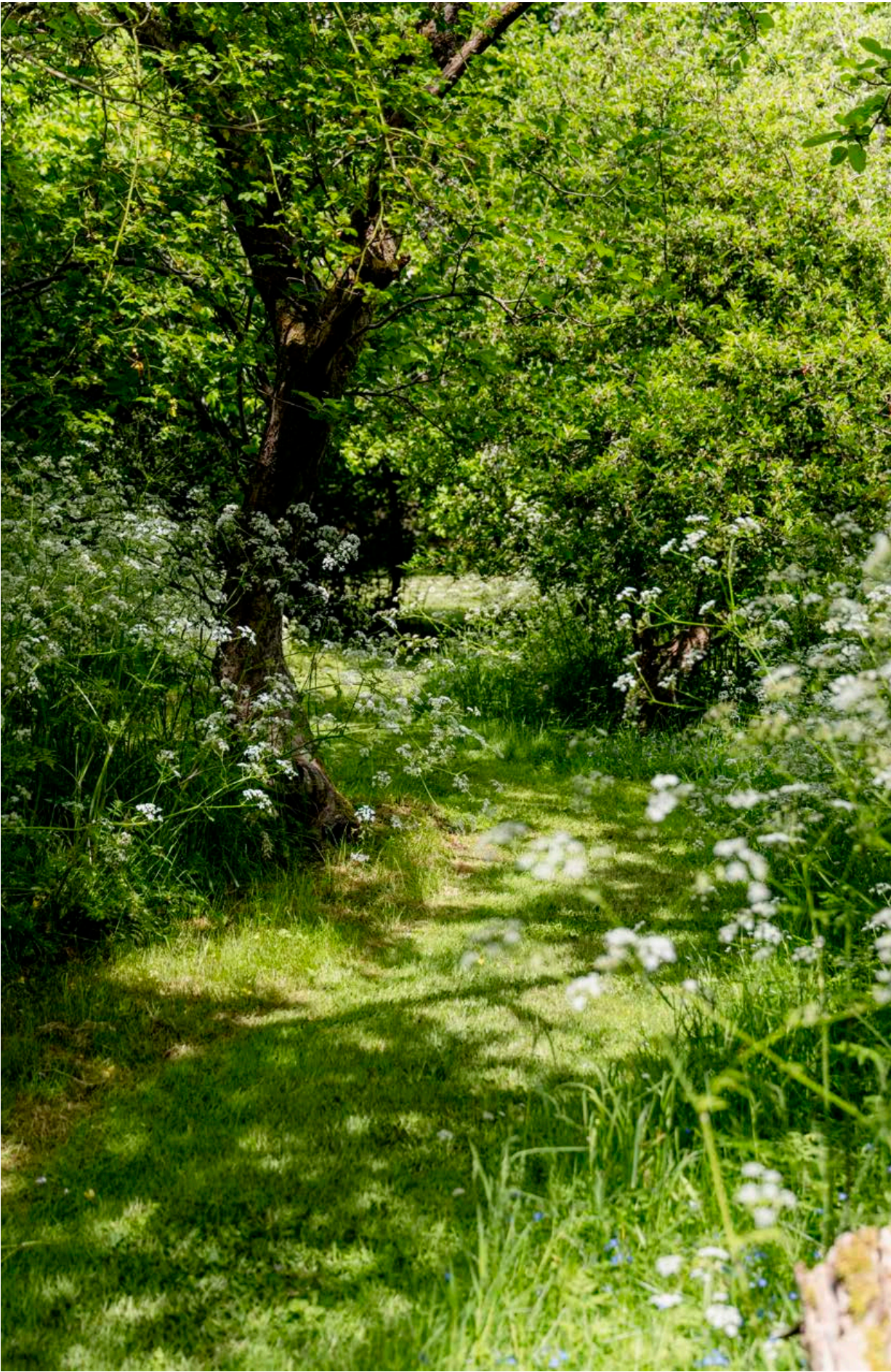
In addition to the house, there is also a large traditional barn which could be used for a variety of things. Currently it makes for useful storage and party barn. There is also a range of further outbuildings such as log stores and boiler rooms. There's also a heated outdoor swimming pool which is enclosed and private with attractive pool house.

Access is down a long drive away from the hustle and bustle of the thriving village and gives the best of both worlds. Protected on all sides, the property remains a private and peaceful haven.









LIVING IN THE COTSWOLDS.

Stow-on-the-Wold 4 miles | Cheltenham 16 miles | Oxford 30 miles,
Kingham Railway Station 7.5 miles (with trains to London Paddington from 76
minutes) | London 82 miles
(Distances and time approximate)

Bourton-on-the-Water sits within the charming Windrush Valley in the Cotswold area of Outstanding Natural Beauty. Regularly voted one of the prettiest villages in England, it derives its name from the flowing River Windrush, which meanders through the village and is crossed by a series of elegant arched stone bridges.

The village is distinguished by its handsome Cotswold architecture, built from the region's iconic honey-coloured limestone, and offers an excellent range of amenities. These include a post office choice restaurants and shops including independent bakeries, two pubs The Mousetrap and The Willow, parish church, village hall and sports fields including an active cricket club. The Bourton-on-the-Water Farmers' and Producers' Market, held on the fourth Sunday of each month, showcases the best in local fare and artisan goods.

For further shopping and cultural amenities, the delightful market town

of Stow-on-the-Wold lies a short distance away, while the historic centres of Cheltenham, Cirencester and Oxford are within a short drive.

The area offers exceptional opportunities for walking, cycling and riding right from Burghfield's doorstep. Bourton-on-the-Water is an intersection for no fewer than nine waymarked routes, including the Monarch's Way and the Heart of England Way, with paths leading to the nearby villages of Lower Slaughter and Upper Slaughter. Nature enthusiasts will enjoy visits to Salmonsbury Meadows, a nearby wildlife reserve known for its native wildflowers, or the renowned gardens at Hidcote and Kiftsgate.

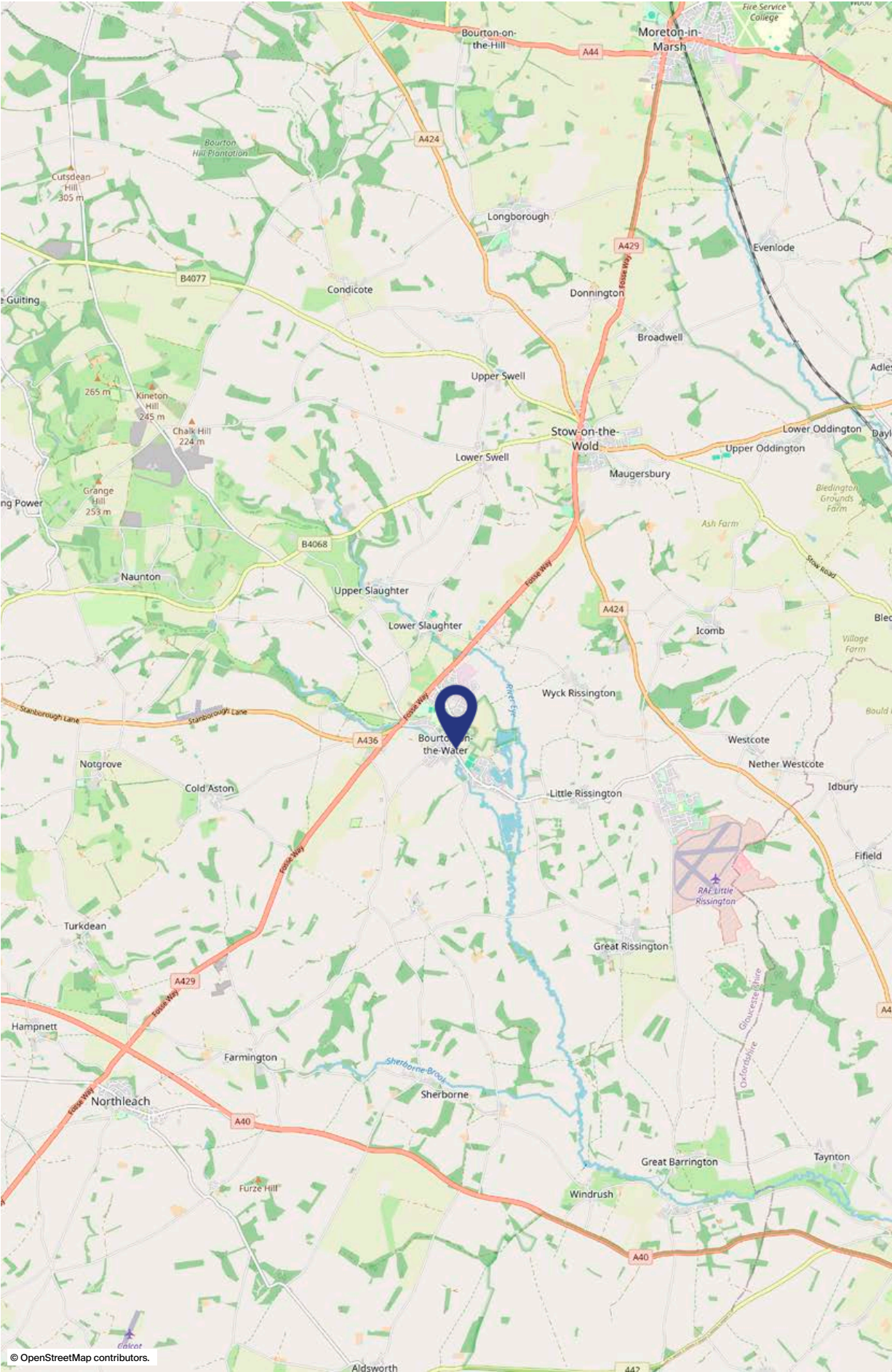
Sporting offerings are extensive, with National Hunt racing at Cheltenham, Stratford and Warwick, rugby at Gloucester, and water sports available at the Cotswold Water Park. Golfers are well-served by nearby courses at Naunton Downs, Burford and Lyneham.

TRANSPORT

Despite its rural location, Bourton-on-the-Water has excellent road and rail links, perfect for commuters and those seeking a well-connected home with fast access to Oxford and London. The A429 (The Fosse Way) provides efficient links to the A40 and M40 as well as the M5 at Cheltenham. Kingham Station provides a fast train service to London Paddington (approximately 76 minutes).

FANTASTIC SCHOOLS

The area is highly regarded for its fantastic array of schools including with a very good local primary school and the renowned and outstanding Cotswold School in the village. The surrounding villages offer a number of other good primary schools and Kitebrook is a sort drive away in Moreton-in-Marsh. Top Cheltenham schools include Cheltenham College and Cheltenham Ladies College, with further extensive private choices on offer in Oxford.



CHAPTERS PAST.

The village of Bourton-on-the-Water bears witness to a rich and layered history, with its roots stretching deep into the prehistoric past. On the northern edge of the village lies Salmonsbury Camp, a Scheduled Monument of national importance. This prominent enclosure served as a significant meeting and trading place during the Neolithic and Iron Age periods. Excavations in the 20th century uncovered Iron Age currency bars dating to around 300 BC—now housed in the British Museum—marking the site as one of longstanding cultural and economic activity. Roman influence is also evident, most notably beneath the Church of St Lawrence, which stands on the site of an ancient Roman temple. There has been a Christian church here since 709 AD. The present church is an architectural palimpsest,

combining a 14th-century chancel, a Georgian tower, and a Victorian nave, with an atmospheric churchyard that features some well-preserved examples of 17th century bale tombs.

The village's architectural heritage is dominated by the honey-coloured limestone buildings typical of the 17th and 18th centuries. These include former coaching inns and weavers' cottages—silent reminders of Bourton's role in the wool and textile trade, which brought prosperity to the Cotswolds during that period.

Bourton-on-the-Water's attractive streets have drawn admirers for centuries. In the 19th and early 20th centuries, it became a favoured retreat for artists and travellers in search of restorative beauty—an appeal that endures today.



Burghfield House, Rissington Road, Bourton-On-The-Water, Cheltenham GL54 2AY

Gross Internal Area (Approx.)

Main House = 675 sq m / 7,265 sq ft

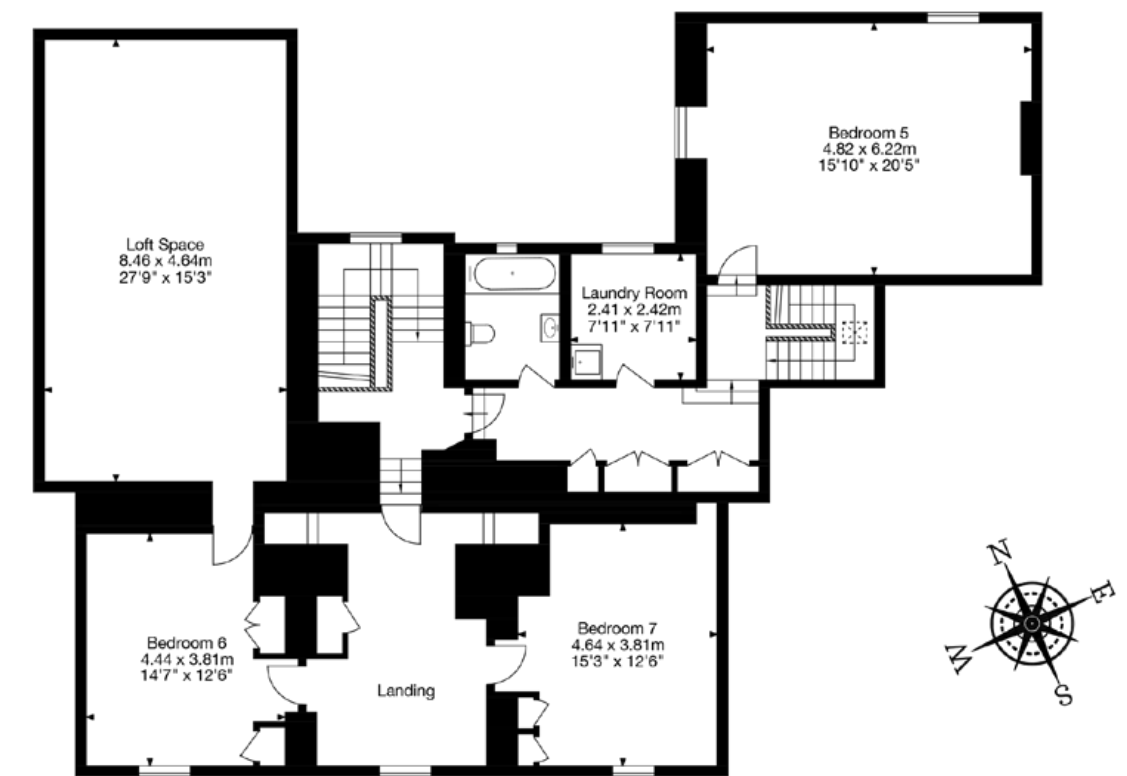
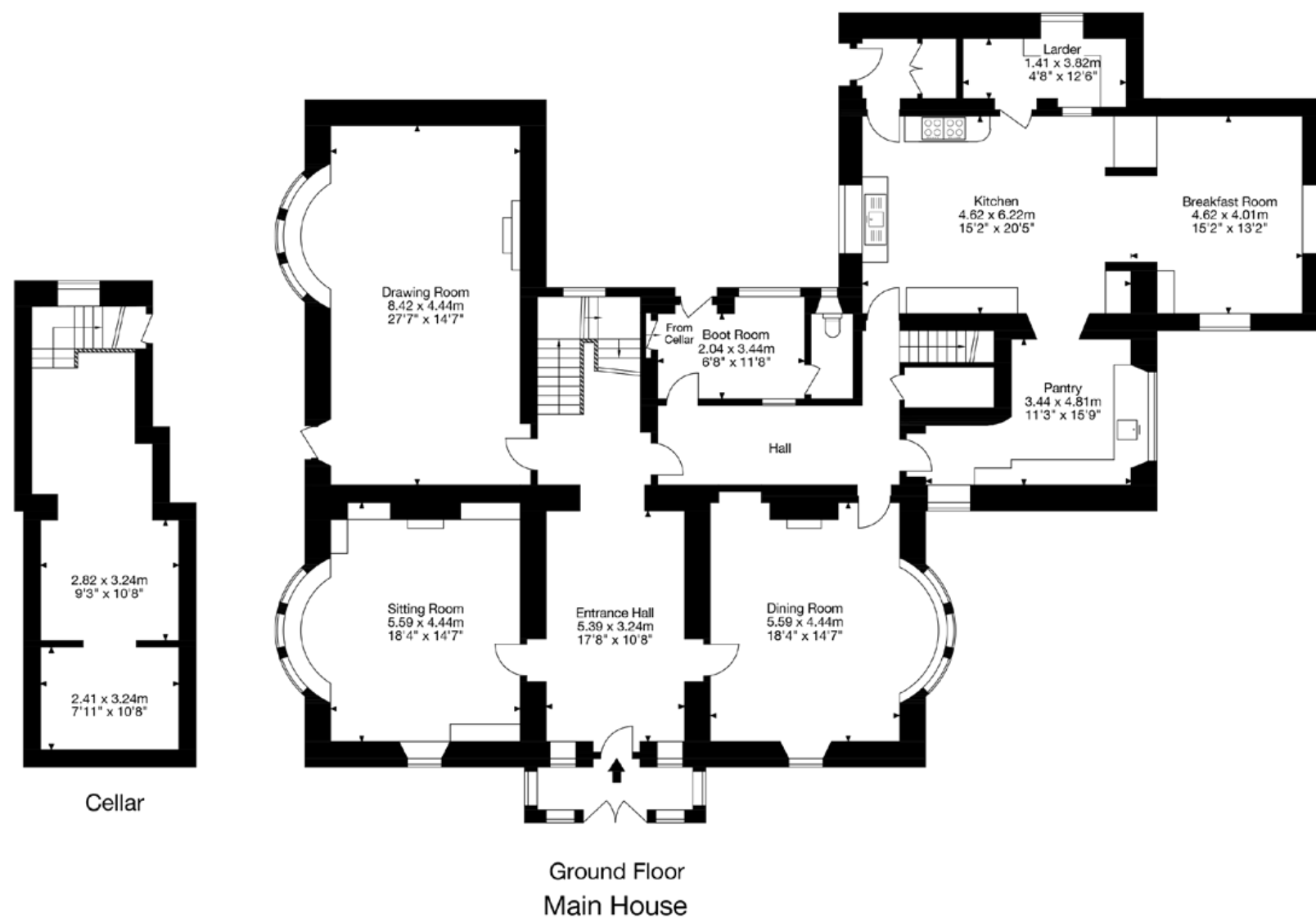
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Outbuildings = 140 sq m / 1,506 sq ft

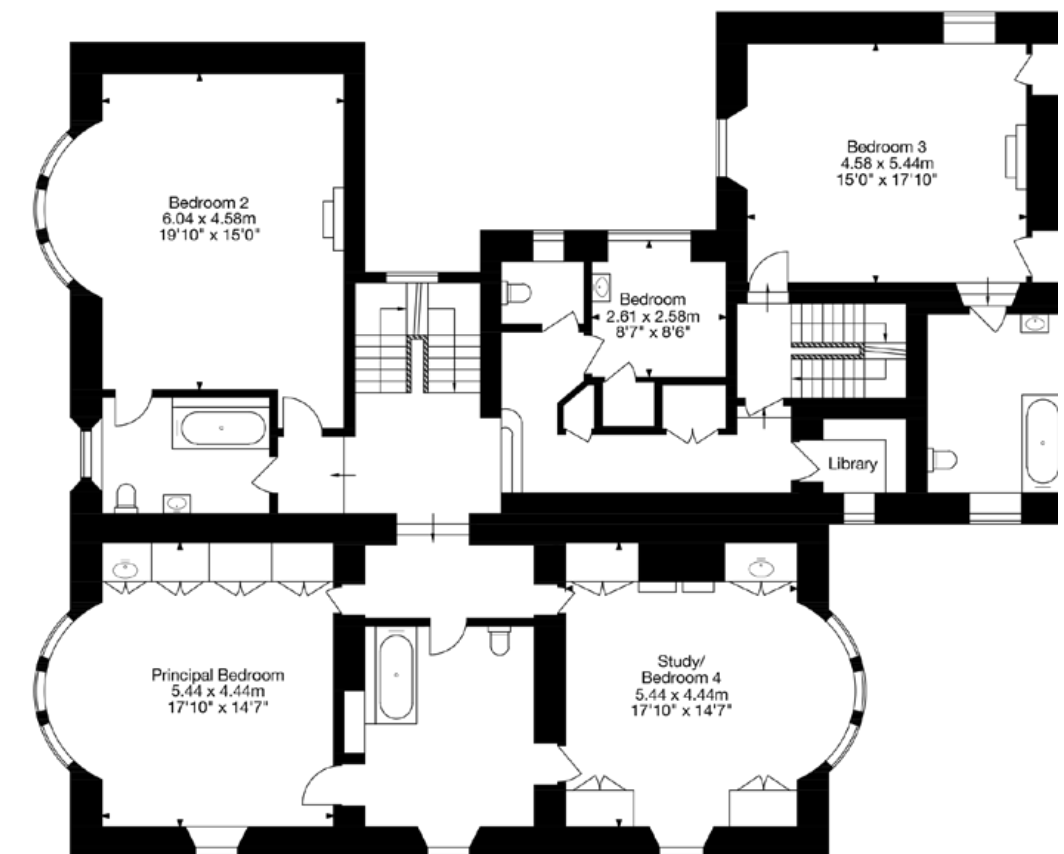
Total Area = 939 sq m / 10,105 sq ft

Outdoor Swimming Pool = 81 sq m / 871 sq ft

Not to scale. For identification purposes only



Second Floor



First Floor

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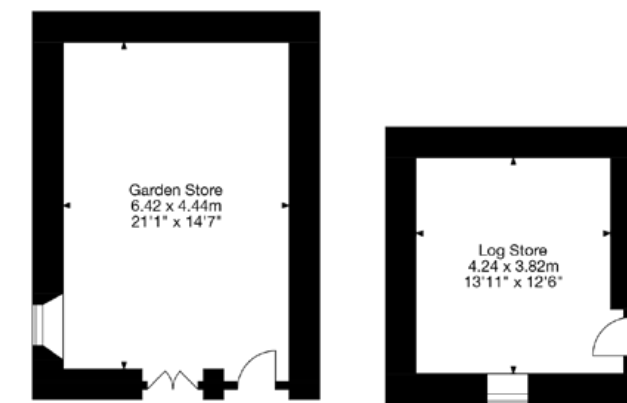
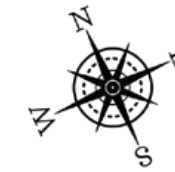
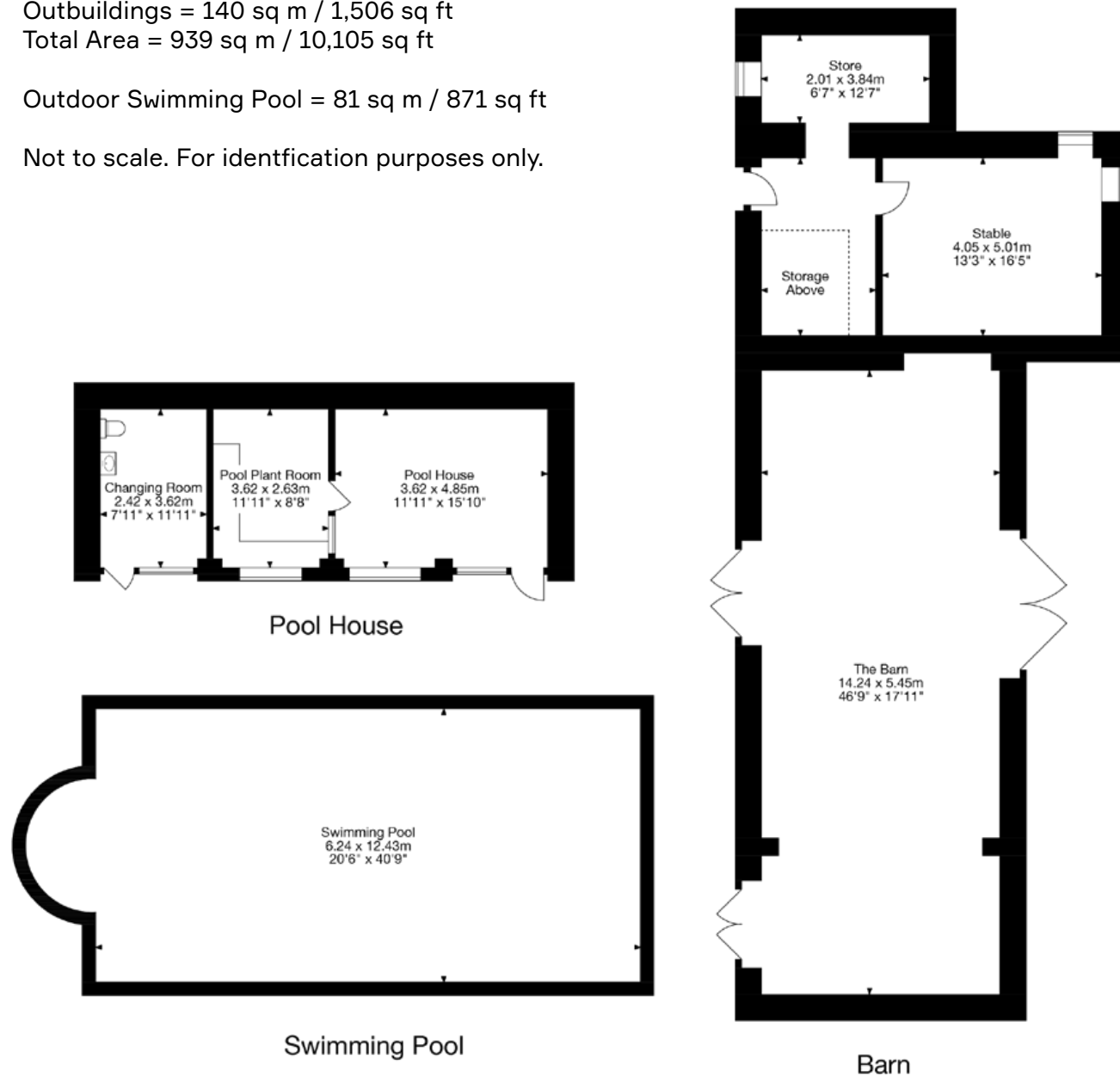
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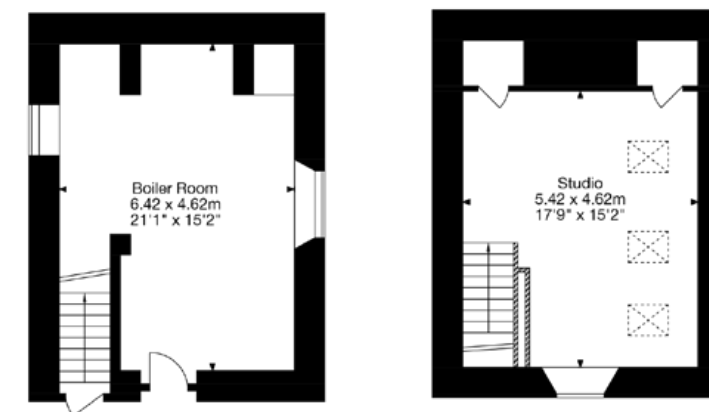
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Outbuildings



Ground Floor

First Floor

Outbuilding

Services: Mains water, electricity and drainage.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Tenure: Freehold

Local Authority: Cotswold District Council (01285 623000)

EPC Rating: F

Council Tax Band: G

What3Words: trend.absorb.drizzly

Postcode: GL54 2AY

Viewings: All viewings must be made strictly by appointment only through the vendors agents.



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Photographs and details prepared in June 2025-.



Lindsay Cuthill 07967 555 545
lindsay@bluebookagency.com

Sebastian Hipwood 07535 150 888
seb@bluebookagency.com