



Hillcrest House

Carter Jonas

BOURTON ON THE HILL MORETON-IN-MARSH GL56 9AG

Bourton on the Hill is a stunning hillside village located between Stow on the Wold and Moreton-in-Marsh enjoying wonderful views overlooking the valley.

Entrance Hall • Gym/Games Room • Utility Room • Garage • Kitchen • Dining Room • Living Room • Family Room • 4 Double Bedrooms with Ensuites • Principal Suite • Study • Loggia • Total Plot c.3.83 Acres

SITUATION & LOCATION

Hillcrest House has been designed to take upmost advantage of the stunning views from the village of Bourton on the Hill. The village has many notable buildings including a church, local pub and numerous charming Cotswold stone cottages. It lies on the walking route The Heart of England Way, and is also accessible from The Cotswold Way.

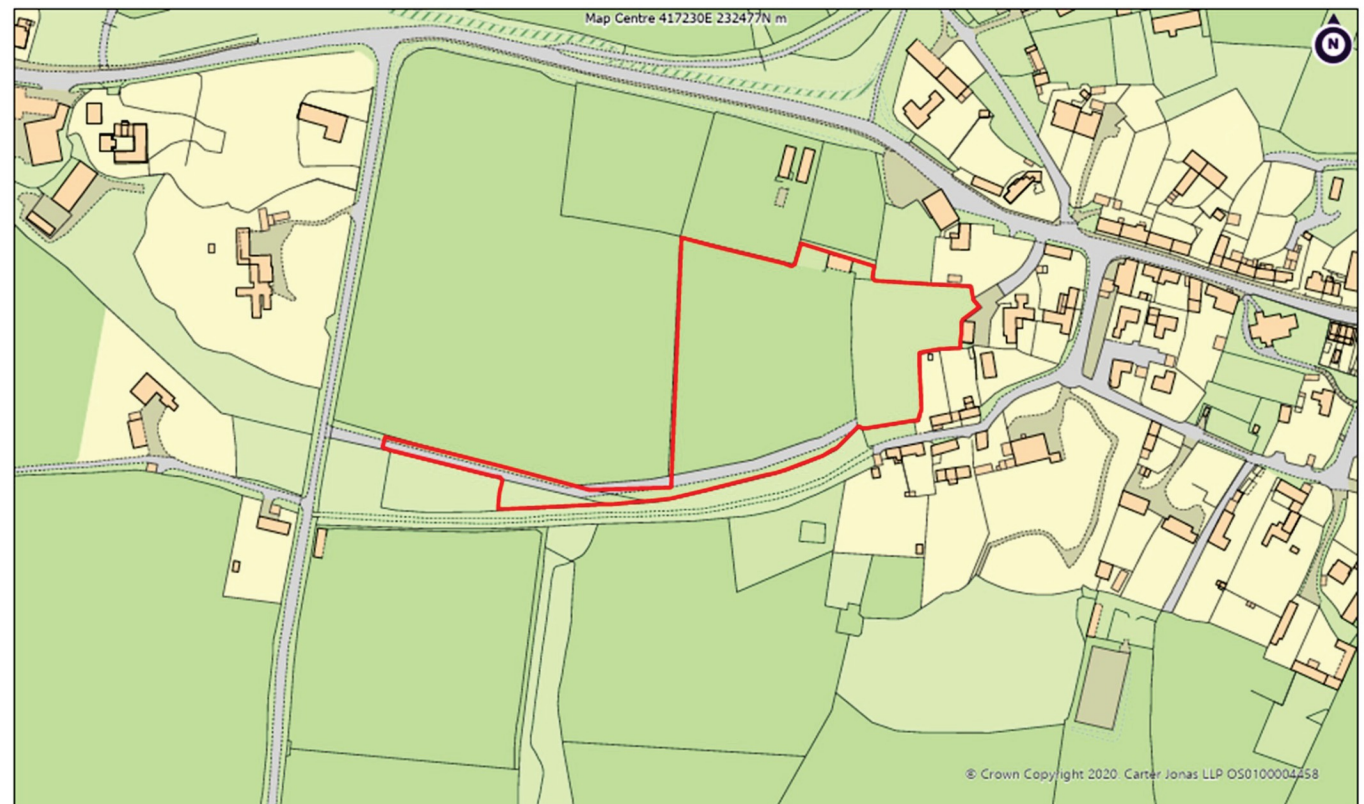
DESCRIPTION

Hillcrest House is an excellent opportunity to acquire a substantial building plot with planning consent to build a detached contemporary residence of over 5000sqft set in an elevated position. Overlooking the well regarded and highly sought-after village of Bourton on the Hill, the architecturally designed property is arranged over three floors, and has been designed in such a way to maximise the views.

The house will enjoy a wraparound garden and approximately an additional 3 acres of grounds. The design of the property incorporates a number of practical and lifestyle elements, and has been carefully thought out to maximise the benefits of the location.

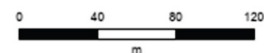
The lower ground floor has been designed to provide a multipurpose gym/games room, with kitchenette and shower room; equally functionable as a separate internal accommodation for a live-in nanny or relative.

A HIGHLY INDIVIDUAL BUILDING PLOT WITH CONSENT TO BUILD A STATE OF THE ART RESIDENCE OF C.5000 SQFT, SET IN 0.85 ACRE GROUNDS WITH A 2.25 ACRE PADDOCK. THE TOTAL PLOT EXTENDS TO APPROX. 3.83 ACRES AND ENJOYS FAR-REACHING VIEWS ACROSS THE COTSWOLD HILLS



 Freehold Boundary

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Client:
Project: Identification plan
Title: Hillcrest House, Bourton On The Hill

Scale 1:2,500 @A4 Date: 11/25/2021
Drawn By: SM Dwg no:



This floor also provides a boot room/utility room, services cupboard, and further storage rooms.

The upper ground floor is principally open plan in its layout and has been carefully designed to take full advantage of the stunning views over the Cotswold countryside. This floor provides a spacious living room and an open plan kitchen/family room and has very much been designed for modern family living.

In addition on this floor there is a guest bedroom with ensuite, and double aspect wrap around veranda to make the most of the views. There are 3 further double bedrooms, all with ensuites and their own verandas.

The first floor has the master bedroom, which enjoys a triple aspect overlooking the roof garden, a green roof and the countryside beyond. There is a galleried landing and across from the bedroom is a study/garden room with a loggia.

The property is approached from the front via a private driveway which provides access to the integral open bay car parking.

Gardens surround the residence with the intention of having private terraces, roof gardens, and lawned areas. The residential extent of the curtilage extends to approximately 0.85 acres with a paddock extending to 2.25 acres. The overall total plot extends to c.3.83 acres.

PLANNING PERMISSION

Planning permission was passed by Cotswold District Council under planning reference 16/01777/FUL on the 15th September 2016, and the only pre commencement condition related to the submission of a tree protection strategy which was discharged under compliance application 18/04285/COMPLY on the 7th December 2018.

There is a building control record reference 18/01227/FPOL which confirms that the log dated 4th September 2019, details the commencement of the development and we are in receipt of an email from the planning department at Cotswold District Council dated 27th October 2021 to confirm that the development has been lawfully commenced and the planning permission under ref. 16/01777/FUL is extant. Details of this email are available on request.

The Council has granted temporary construction vehicle access to the property from the rear during the build phase only.



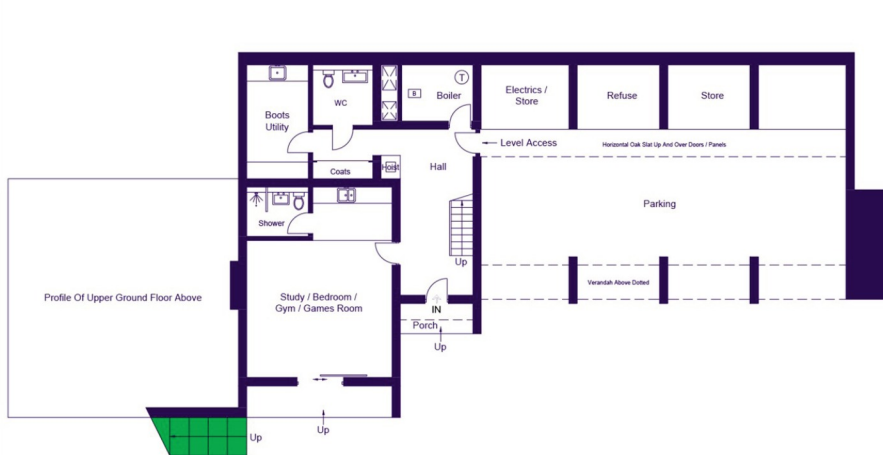


ADDITIONAL INFORMATION

Tenure	Freehold.
Viewing	Strictly by appointment through the selling agents Carter Jonas, Oxford, T: 01865 511444
Services	Mains water and electricity are currently connected to the site. Potential purchasers are advised to make their own enquiries as to the availability of other services.
Directions to GL56	The entrance to the lane leading to the building plot can be found as you proceed up the hill on the left hand side, just before you reach the Horse and Groom public house. The plot is located at the end of this small lane.



Hillcrest House



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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