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Taylor & Fletcher



16 Folly Field

Bourton-On-The-Water, Cheltenham, GL54 2HH

Guide Price £297,500



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A beautifully refurbished end of terrace house occupying a good central position close to the village amenities with landscaped gardens and parking. NO ONWARD CHAIN.

LOCATION

16 Folly Field is situated in a mature residential area in the heart of the village, a short walk from the village centre and Co op supermarket. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary school. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide outdoor rural leisure pursuits.

DESCRIPTION

No.16 Folly Field comprises a beautifully refurbished end of terrace house with bespoke open plan accommodation on the ground floor with fitted kitchen, dining and seating areas and oak laminate flooring throughout. On the first floor there are two double bedrooms and a refitted bathroom. The property has carefully landscaped gardens and grounds with a raised timber edged terrace to the rear of the house, closed board fencing surrounding and a further area ready for a home office or similar if required. The property also benefits from two parking spaces to the front.

Approach

uPVC glazed paneled front door with outside lights to either side to:

Entrance Hall

With stairs rising to first floor, recessed shelving and storage with built in cupboards housing the electricity fuse box.

Bespoke part glazed timber door to:

Open Plan Living Area

Comprising kitchen with solid timber worktop with one and a half bowl stainless steel sink unit with mixer tap, four ring Hotpoint hob with extractor over and built in oven/grill below. Range of eye level cupboards and range of below work surface cupboards and drawers including built in Hotpoint washing machine and Hotpoint dishwasher. Raised plinth to one end with matching oak worktop with built in drawers below. Display shelving and double glazed casement window to rear elevation.

Dining area with recessed ceiling spotlights and double glazed french doors leading out to the rear terrace and garden.

Seating area with double glazed casement window to front elevation and recessed ceiling spotlighting over.

From the hall, stairs with timber handrail rise to the:





First Floor Landing

With recessed ceiling spotlighting and painted timber door through to:

Bedroom One

With double glazed casement window to front elevation, recessed ceiling spotlighting and built in cupboard with hanging rail and shelving over. Further built in cupboard over the stairs with pine slatted shelving.

From the landing, door to:

Bedroom Two

With access to roof space with loft ladder and part-boarded. Double glazed casement window overlooking the rear garden.

From the landing, painted timber door to:

Bathroom

With P Shaped bath with glazed curved shower panel, chrome fittings and part tiled walls. Wash hand basin with chrome mixer tap and built in cupboards below. Low level WC with built in cistern. Chrome heated towel rail and opaque double glazed casement window to side elevation.

OUTSIDE

Set to the front of No.16 is paved parking for two vehicles with a pathway leading down the side of the property with clipped evergreen shrubs to one side. The path in turn leads to the rear garden which can also be approached via the french doors from the dining area. There is a wide paved terrace area immediately to the rear of the house with timber edging and the remainder of the garden being laid to lawn. The path continues to a further paved area with foundations for a bespoke outbuilding/office with power and water available.

SERVICES

Mains gas, electricity and water are connected. Gas fired central heating.

EPC Rating

EPC Band 'C'.

LOCAL AUTHORITY

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

COUNCIL TAX

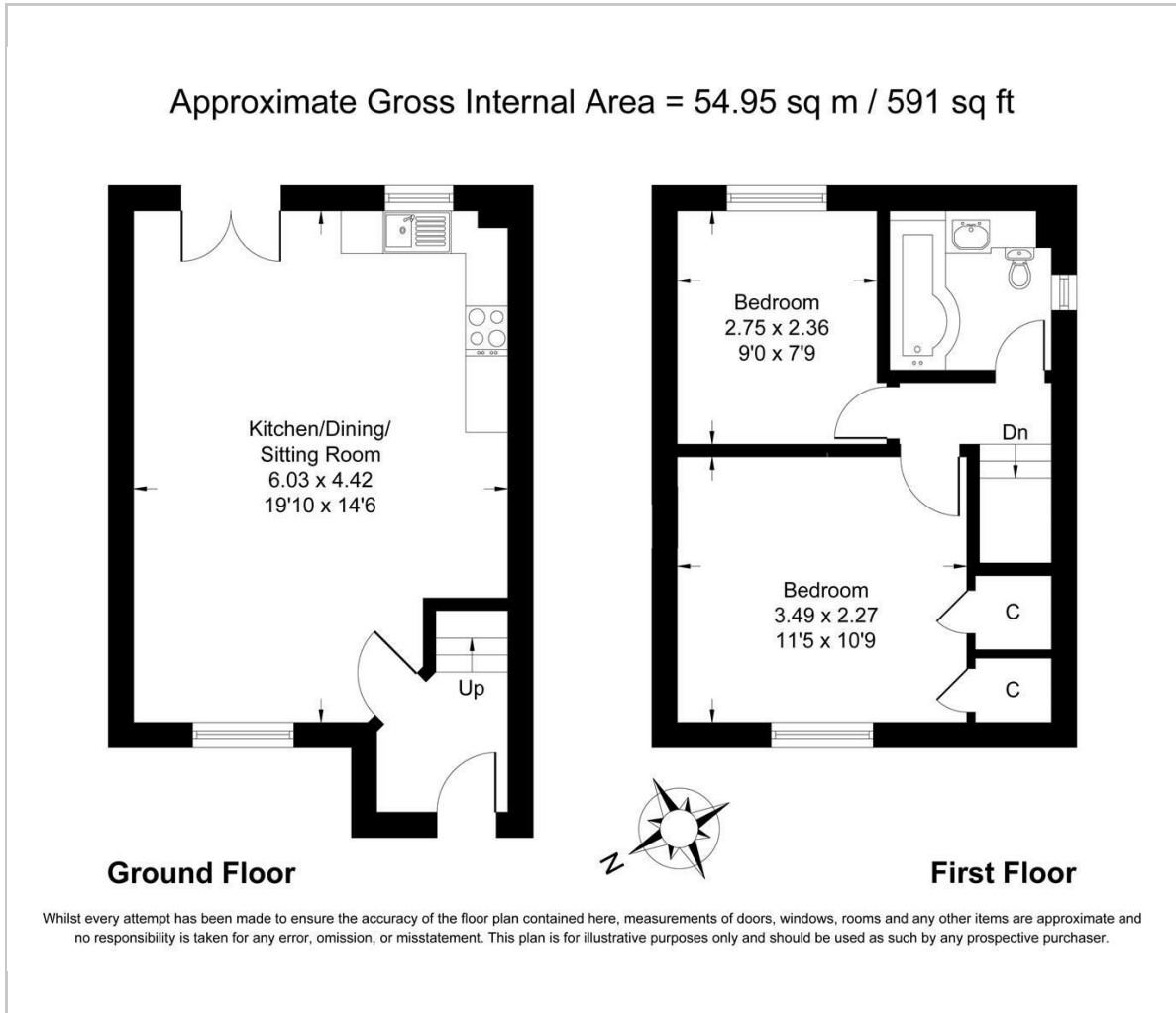
Council Tax band C. Rate Payable for 2024/ 2025: £1,930.04

DIRECTIONS

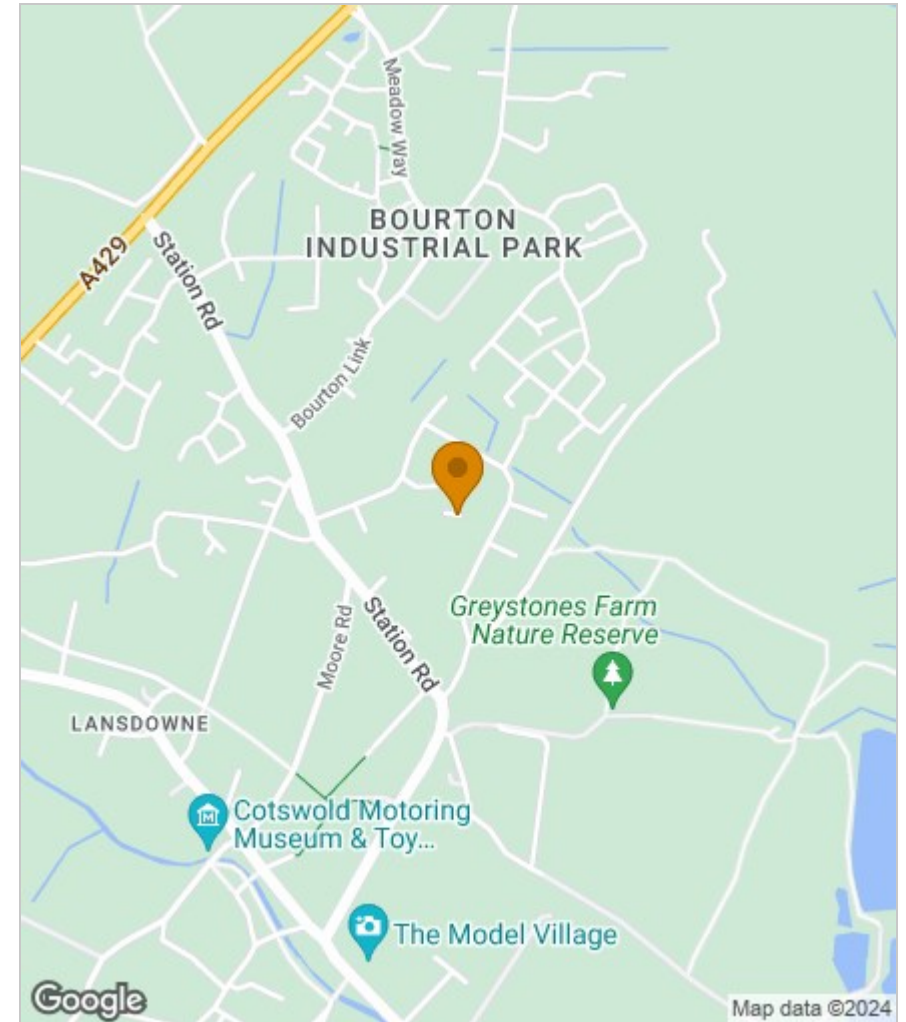
Leave the centre of Bourton-on-the-Water via Moore Road, turning left at the top on to Station Road. Turn right opposite The Cotswold School in to Roman Way and take the right hand turn in to Folly Field. Follow the road around to the right at the end of the cul-de-sac and No16 will be found at the end of the terrace.

What 3 Words: [tasks.truckload.worth](https://www.what3words.com/tasks.truckload.worth)

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			91
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	