

established 200 years

Taylor & Fletcher



1 The Orchard

Rissington Road, Bourton-On-The-Water, Cheltenham, GL54 2DX

Guide Price £397,500



1 The Orchard, Rissington Road

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

A beautifully presented semi-detached Bungalow set in a Private yet accessible setting close to the village centre. NO ONWARD CHAIN.

LOCATION

1 The Orchard is set back off the Rissington Road, a short walk from the centre of Bourton-on-the-Water. Bourton, widely known as the Venice of the Cotswolds is a popular tourist destination and 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

Number 1 The Orchard comprises a beautifully appointed semi-detached Bungalow providing two bedrooms, sitting room and open plan kitchen/dining room, set within a Private setting with paved drive to the front and a private garden to the rear.

Approach

Gabled entrance porch with outside lights and opaque glazed leaded light panelled UPVC front door to;

Entrance Lobby

With stone tiled floor, wall mounted

electricity fuse box and bevelled edged glazed timber door to:

Sitting Room

With wide double glazed casement window to front elevation, coved ceiling, recessed ceiling spotlights and interconnecting timber door to:

Kitchen/ Dining Room

With stone style tiled floor and comprising fitted kitchen with worktop with stainless steel sink unit with chrome mixer tap, four ring gas Neff hob with built-in oven/grill below, range of below worksurface cupboards and drawers, tiled splash back and range of eye-level cupboards with extractor over hob.

Dining area with further range of built-in units with worktop with built-in cupboards below, three quarter height cupboards to either side, one housing the refrigerator and freezer and a pair of glazed fronted display cabinets set centrally. Tiled splash back, coved ceiling, recessed ceiling spotlighting, two double glazed casement windows to rear elevation and opaque double glazed UPVC door to rear garden.

From the sitting room, solid timber door through to the:

Landing

With access to roof space and solid timber door to:





Bedroom 1

With wide double glazed casement window overlooking the rear garden, door to built-in cupboard housing the Gloworm Flexicom 30CX gas fired central heating boiler and further pair of painted timber doors to built-in wardrobe with hanging rails. Coved ceiling.

From the landing, solid timber door to:

Bedroom 2

With double glazed casement window to front elevation and coved ceiling.

From the landing, solid timber door to:

Shower Room

With stone style tiled floor, oval inset wash hand basin with chrome mixer tap, low-level WC with built-in cistern and deep shower cubicle with wall mounted shower with chrome fittings and glazed doors. Opaque double glazed casement window to front elevation, recessed ceiling spotlighting.

OUTSIDE

1 The Orchard is approached via a shared drive with a substantial solid pair of timber gates leading to a paved drive to the front of the property. With herbaceous borders surrounding with clipped evergreen shrubs and plants. Path continues to the side of the property leading to the rear garden, which may also be approached from the kitchen. Designed with minimal maintenance in mind with a large paved terraced seating area immediately to the rear of the bungalow with a gravelled path with paved steps leading to a DETACHED GARDEN STORE/SHED with gravelled borders to one side and herbaceous borders to either side. The garden is bordered by close board timber fencing.

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 D. Rate Payable for 2024/ 2025: £2,171.29

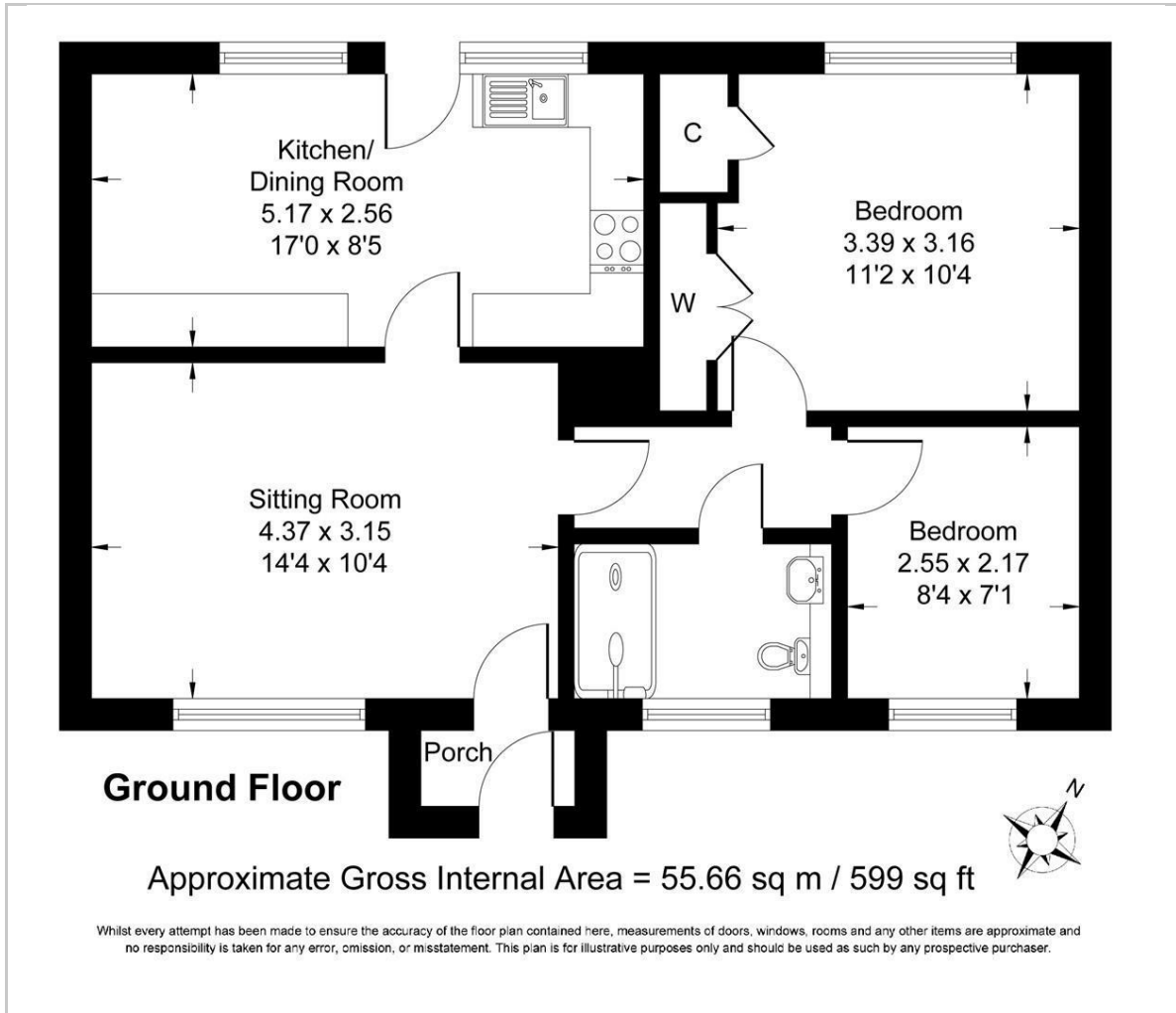
DIRECTIONS

From the Bourton Office, proceed down the High Street through the centre of the village bearing right at the end on to the Rissington Road. Continue past Birdland on the right hand side and then Rye Close on the left hand side and the double gated entrance to The Orchard will be found on the left hand side just before the Thatched Cottage and Gorse Close.

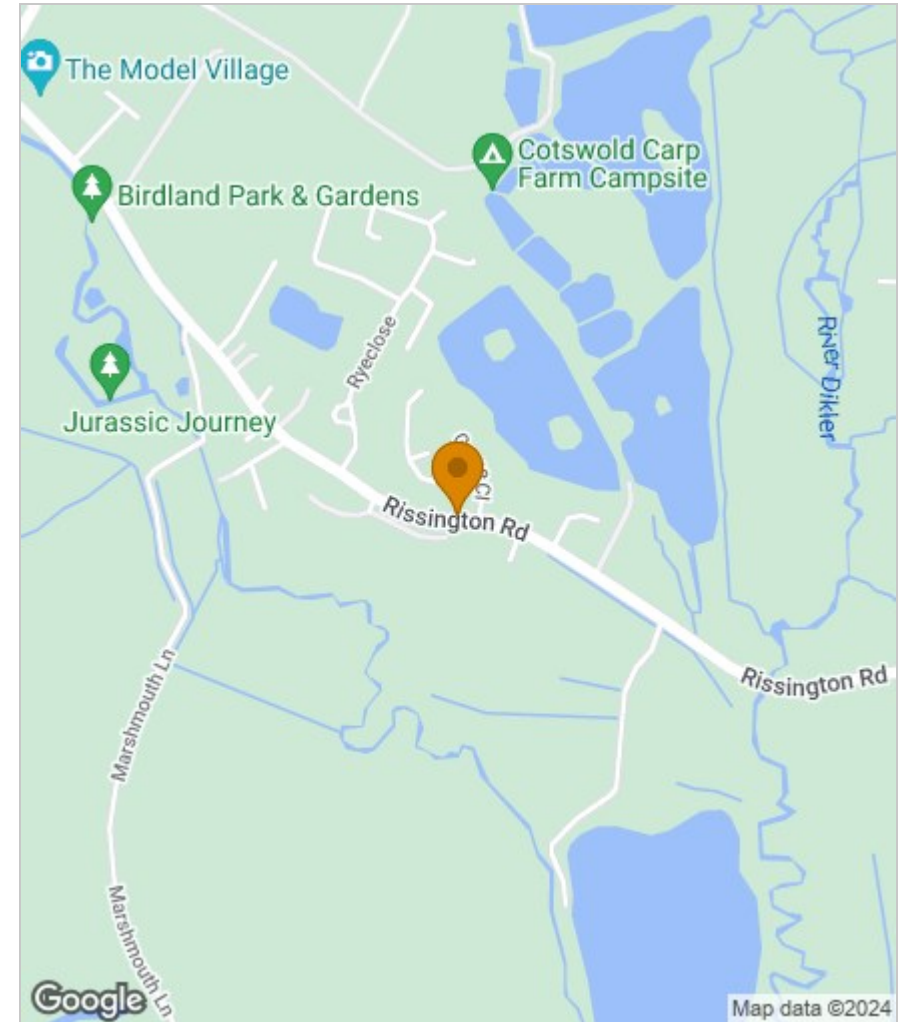
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Floor Plan



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		90
(81-91)	B		
(69-80)	C	73	
(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	