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10 Green Lake Close
Bourton-on-the-Water, GL54 2PR
Guide Price £530,000



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An immaculately presented detached family house with a south facing rear garden, situated on the edge of the village.

LOCATION

The property is situated in Green Lake Close on the western edge of the popular village of Bourton-on-the-Water. 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 areas 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 a wide range of outdoor rural leisure pursuits.

DESCRIPTION

No.10 Green Lake Close comprises a beautifully appointed detached house set in a convenient and popular position on the edge of the village yet within easy walking distance of all of the village facilities. The property has been extensively enhanced and improved under the current ownership and provides well planned accommodation with an open plan kitchen and dining room with a conservatory off, together with a formal reception room and utility/cloakroom on the ground floor. On the first floor there is a master bedroom with en-suite shower room, three further bedrooms and the family bathroom. The property also has an integral single garage and a private south facing garden to the rear.

Approach

UPVC front door with oval opaque glazed insert and outside light to:

Entrance Lobby

With mat well and painted timber door to:

Sitting Room

With oak style floor, deep bay window with double glazed casements to front elevation. Decorative and ornate wall mounted coal effect fire, coved ceiling and painted timber door through to the:

Kitchen/Dining Room

With continuation of the oak style floor and interconnecting with the kitchen, With dining area with extensive range of built in bookshelves and storage, stairs rising to the first floor and opening through to the fitted kitchen. With solid timber worktop and breakfast bar, continuation of the oak style floor, space and electric point for cooker with extractor over, one and a ½ bowl stainless steel sink unit set in a timber work top with chrome mixer tap. Wide double glazed casement window over looking the rear garden, extensive range of below work surface cupboards and drawers and three quarter height unit to one side with larder cupboard and storage. Range of eye level cupboards and also housing a Vaillant gas fired central heating boiler. Timber book shelving, space and plumbing for dishwasher. Archway through from the kitchen through to the:

Archway through from the kitchen to the:

Utility Room

With continuation of the oak style floor, worktop with space and plumbing for washing machine below, space for upright fridge freezer, pair of eye level cupboards and double glazed casement door to side elevation and separate painted timber door to:

Cloakroom

With low level WC, wall mounted wash hand basin with chrome mixer tap and built in cupboard below.





From the dining room, double glazed sliding doors through to the:

Conservatory

With tiled floor, dwarf walls with double glazed casements and pitched translucent roof, double glazed door to the terrace and rear garden.

From the dining room, stairs with painted timber hand rail rise to the:

First Floor Landing

With access to roof space and painted timber door to airing cupboard, with pine slatted shelving and foam lagged hot water cylinder. Doors to:

Bedroom 1

With wide double glazed casement overlooking the front of the property. Bespoke built in bedroom furniture with central bed position with side table/drawers and extensive built in shelving with cupboards over and recessed lighting. Further extensive bespoke built in wardrobes and painted timber door to:

En-Suite Shower Room

With limestone effect tiled floor, low level WC with built in cistern, oval wash hand basin with chrome mixer tap and built in shower with sliding glazed doors. Vertical heated towel rail and opaque double glazed casement to side elevation.

From the landing, painted timber door to:

Bedroom 2

With double glazed casement window to front elevation and door to built in cupboard with hanging rail and shelving.

Painted timber door to:

Bedroom 3

With wide double glazed casement overlooking the rear garden,

From the landing, painted timber door to:

Bedroom 4

With wide double glazed casement window overlooking the rear garden.

Painted timber door from the landing to:

Bathroom

With panelled bath with central chrome mixer tap with handset shower attachment, low level WC, oval wash hand basin with built in cupboards below and part tiled walls. Opaque double glazed casement to rear elevation.

OUTSIDE

No. 10 is approached from Green Lake Close via a tarmac driveway with parking for one car and with a low maintenance garden to the front of the house with slate chippings. Single up and over door leading to the integral garage with power and light.

Set to the rear of the house and approached from the conservatory is a private terrace with a principally gravelled garden with ornamental herbaceous shrubs and borders surrounding. There is a detached storage shed with verandah constructed of timber elevations under a pitched roof. The borders to the boundary of the property being close board timber fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

COUNCIL TAX

Council tax band 'E'. Rate payable for 2024/2025 £2,653.80

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000)

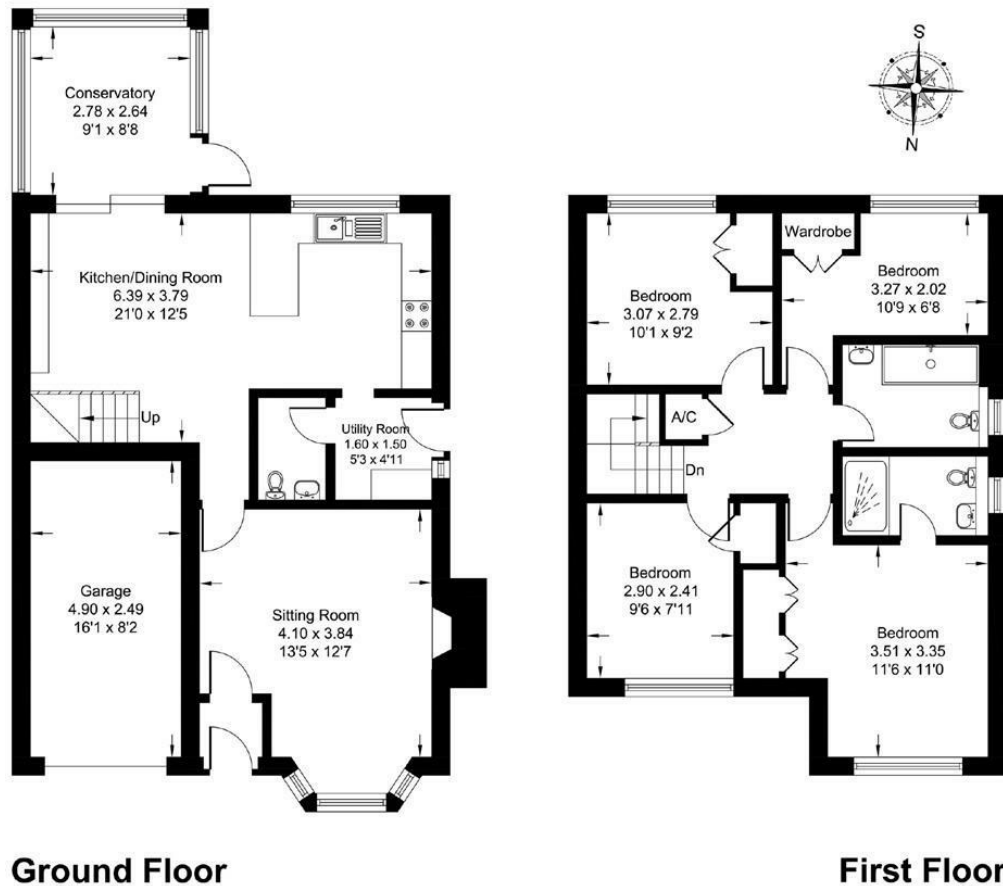
DIRECTIONS

From the Bourton-on-the-Water office, proceed in a westerly direction through Lansdowne, passing The Mousetrap Inn (on the right) and the Mill House on the left hand side. Shortly before the end of the village take the right hand turn into Green Lake Close and No.10 will be found on the left hand side.

What 3 Words Location : [bookmark.airship.impulsive](https://www.what3words.com/bookmark.airship.impulsive)

Floor Plan

Approximate Gross Internal Area = 109 sq m / 1177 sq ft
 Garage = 12 sq m / 131 sq ft
 Total = 122 sq m / 1308 sq ft



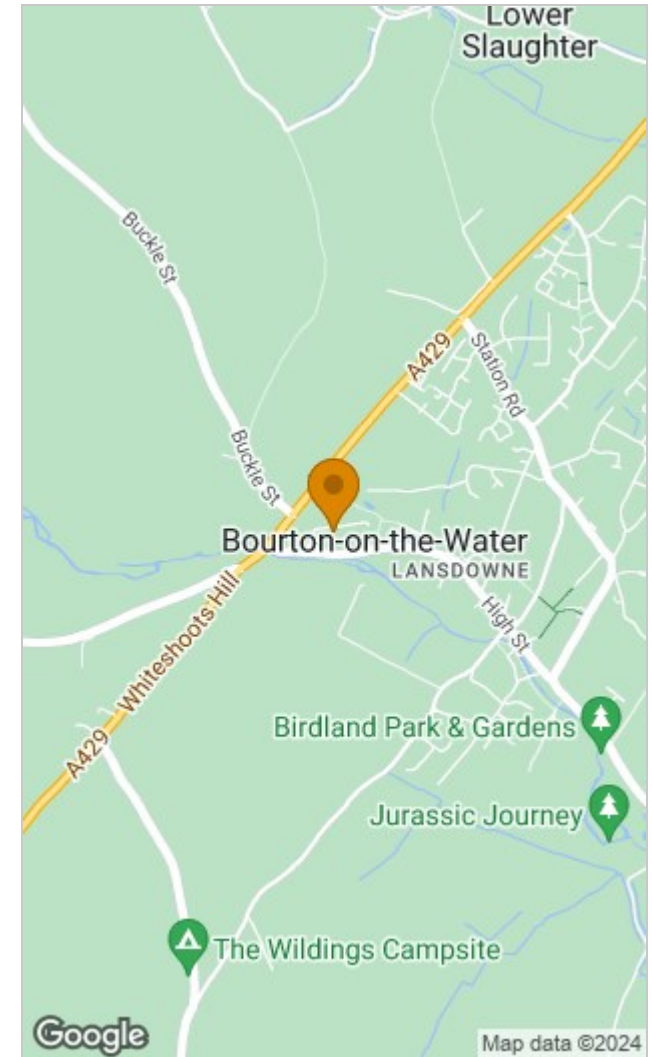
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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.

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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	