

established 200 years

Taylor & Fletcher



Stanborough, Nethercote Farm Drive
Bourton-on-the-Water, GL54 2PQ
Guide Price £510,000



Stanborough, Nethercote Farm Drive

Bourton-on-the-Water, GL54 2PQ

A substantial semi-detached 3 bedroom house with a single garage in a sought after village location. NO ONWARD CHAIN.

LOCATION

Stanborough is situated in a mature residential area on the edge of the village, a short level walk from the village centre and Budgens 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

Stanborough, Nethercote Farm Drive, is a substantial semi-detached house set in an extremely private yet accessible location in the heart of Bourton-on-the-Water. The spacious accommodation is arranged over two floors with entrance hall, kitchen/breakfast room and sitting room. Stairs rise to the first floor with three bedrooms and bathroom. There is a separate single garage and parking for three cars.

Approach

uPVC front door with glazed paneled inserts through to:

Entrance Hall

With stairs rising to the first floor and painted timber door through to:

Sitting Room

With double glazed mullion windows to front elevation, ceiling light and ornamental fireplace with stone hearth. From the entrance hall, painted timber door through to:

Kitchen/Breakfast Room

Fitted kitchen comprising comprehensive range of below work surface cupboards and drawers with worktop over and one and a half bowl stainless steel unit with mixer tap and drainer. Cupboard housing the gas fired central heating boiler, space for washing machine and fridge freezer, integrated double oven and gas hob with stainless steel extractor hood over. Double glazed casement window to rear elevation and sliding patio door leading out to the rear terrace and garden. Dining area with space for table and chairs, vinyl flooring throughout.

From the entrance hall, stairs with timber balustrade and handrail rise to the:

First Floor Landing

With access to roof space and painted timber door through to:

Bathroom

Comprising panelled bath with mixer tap and separate wall mounted shower over with curved shower screen. Low level WC, pedestal wash hand basin with chrome mixer tap and mirrored cupboard over. Tiled walls, vinyl flooring and painted doors to airing cupboard housing the hot water tank and with pine slatted shelving. Opaque double glazed casement to rear elevation.

From the landing, painted timber door to:





Bedroom One

With wide double glazed mullion window overlooking the front of the property. From the landing, painted timber door through to:

Bedroom Two

With double glazed casement window overlooking the rear of the property. From the landing, painted timber door through to:

Bedroom Three

With double glazed casement window overlooking the rear of the property. Cupboard housing heating expansion vessel.

OUTSIDE

Stanborough is set back off the cul-de-sac with shared gravel driveway to the front with parking for multiple vehicles, lawn area to one end and bordered by clipped hedging. Set to the rear of the property is a good sized private garden laid mainly to lawn with detached storage shed to one corner.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas 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 2023/ 2024: £2,071.09

DIRECTIONS

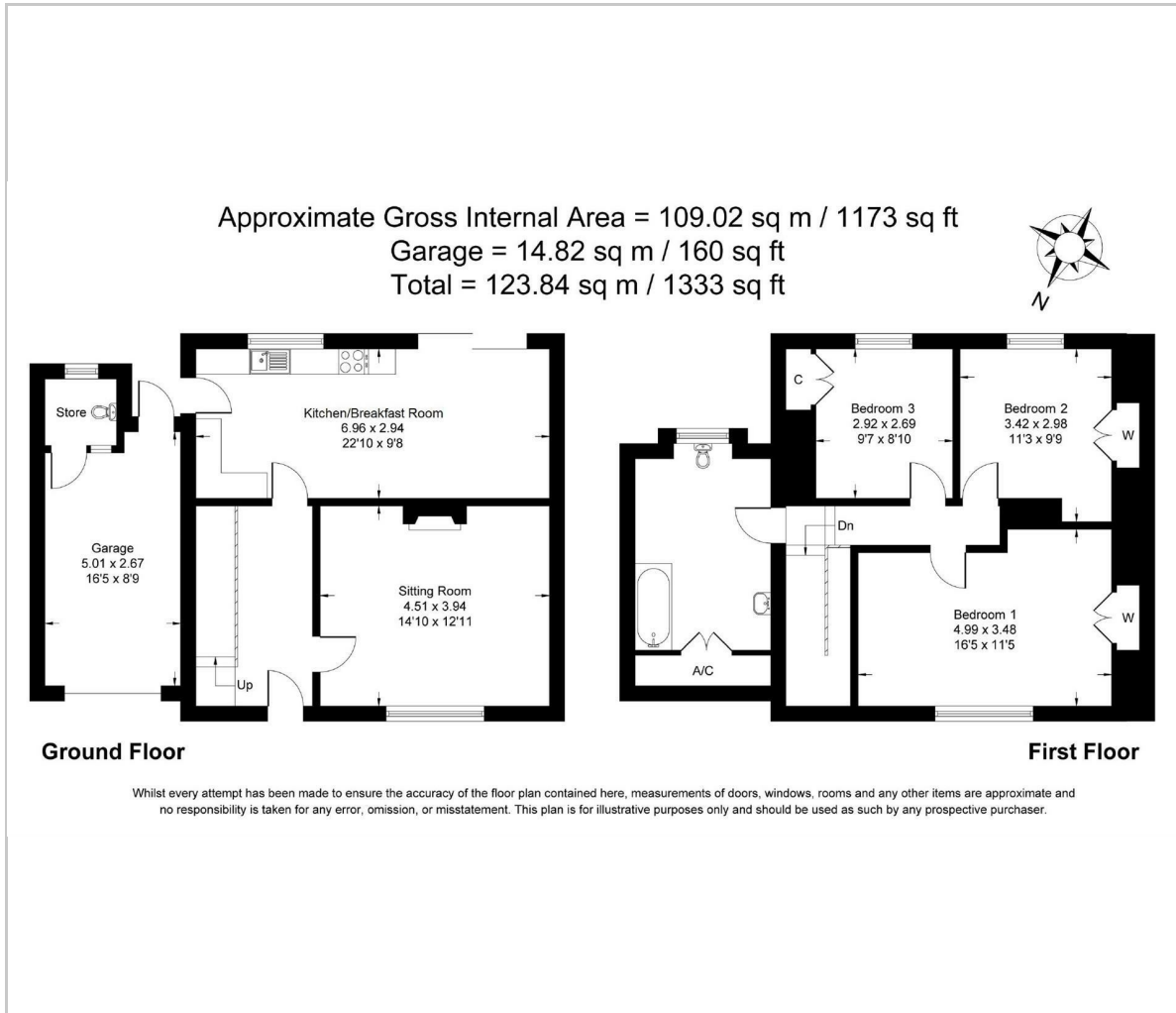
From the Bourton office of Tayler & Fletcher, proceed in an easterly direction along the High Street and at the junction bear right onto the Rissington Road. Pass Birdland and continue past the turning for Nethercote Drive on the right hand side and take the next right turn into

Nethercote Farm Drive where Stanborough will be found after a short distance on your left hand side.

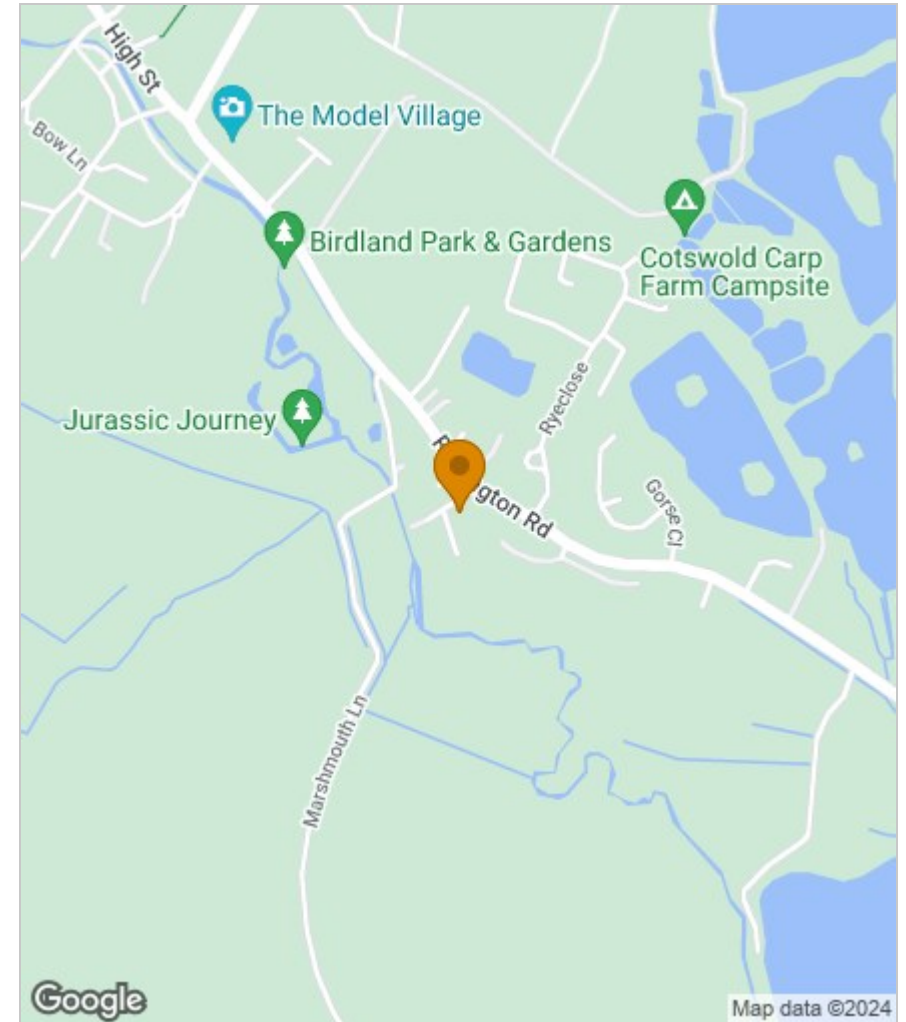
What3Words: [paths.energy.canal](https://www.what3words.com/paths.energy.canal)



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.

