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Taylor & Fletcher



1 Dudley Johnson Close
Bourton-on-the-Water, GL54 2RP
Guide Price £595,000

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1 Dudley Johnson Close

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A beautifully appointed detached family house set on the edge of the village close to The Cotswold Academy - Ofsted Rated Outstanding

LOCATION

No. 1 Dudley Johnson Close fronts on to the cul-de-sac and is situated close to the entrance to The Furrows, a residential area just on the edge of the village. Bourton, widely known as the 'Venice of the Cotswolds' is a popular tourist destination and provides an excellent range of local facilities including boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the excellent Cotswold Academy. 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.

DESCRIPTION

The property comprises a substantial detached house of rendered elevations under a pitched roof with extensive accommodation arranged over two floors and having been substantially extended and improved by the current owners with the addition of a fine garden room set to the rear of the house, with the garden set beyond.

Entrance Porch

With outside light and composite front door with opaque glazed insert to:

Entrance Hall

With stairs rising to first floor and solid timber door to below stairs storage cupboard housing the electricity meter and fuse box.

From the hall, further door to:

Cloakroom

With tiled floor, low level W.C. pedestal wash hand basin with tiled splash back and opaque double glazed casement to side elevation. Recessed ceiling spotlighting. Solid painted timber door to:

Study

With double glazed casements to front and side elevations.

From the hall, painted timber door to:

Utility Room

With tiled floor and quartz worktop with drainer and inset stainless steel sink unit with mixer tap. Space and plumbing for washing machine and drier, built in cupboard, matching eye level cupboards and double glazed casement to rear garden room.

From the kitchen, painted timber door to:

Kitchen/Dining Room

With tiled floor, wide double glazed casement windows to front elevation and double glazed french doors with glazed inserts to either side to the garden room to the rear. Bespoke fitted kitchen comprising quartz worktop with 6 ring brushed stainless steel hob with wide brushed stainless steel extractor over and matching quartz splash back. Three quarter height unit to one side housing the gas fired central heating boiler and further matching three quarter height unit to the other. A pair of built in AEG oven/grills, further matching unit with one and a half bowl stainless steel sink unit set in a quartz work top with splash back. Range of built in cupboards and drawers below and eye level cupboards over, three quarter height unit to one side with built in fridge and freezer and sliding larder. Range of below work surface cupboards and built in dishwasher. Central island unit with built in cupboards and breakfast bar to one end with quartz work top. Extensive recessed ceiling spotlighting.

From the kitchen, double glazed french doors leading out to:

Garden Room

With wide double glazed bi-fold doors with integrated blinds to the rear garden and double glazed casements to side elevation. Pitched





double glazed lantern over, recessed ceiling spotlighting and continuation of the tiled floor. Under floor heating.

From the hall, painted timber door to:

Sitting Room

With fireplace with electric fire, double glazed french doors to rear garden with glazed panels to either side, double glazed casement to side elevation and double glazed window connecting through to the garden room.

From the hall, stairs with painted timber handrail and polished timber balustrade to:

First Floor Landing

With access to roof space and door to airing cupboard with Heatrae Sadia pressurised hot water tank, with pine slatted shelving over.

From the landing, painted timber door to:

Bedroom 1

With triple aspect with double glazed casements to side and rear elevations and extensive mirror fronted built in wardrobes. Painted timber door to:

En-Suite Shower Room

With tiled floor and matching part tiled walls and wide shower cubicle with bi-fold glazed door. Opaque double glazed casement to rear elevation, vertical heated chrome towel rail, low level W.C with built in cistern, wall mounted wash hand basin with chrome mixer tap and recessed ceiling spotlights.

From the landing, painted timber door to:

Bedroom 2

With double glazed casements to front and side elevations and extensive built in wardrobes.

From the landing, painted timber door to:

Family Bathroom

With tiled floor and matching suite of panelled bath with chrome mixer tap and handset shower attachment, low level W.C. with built in cistern and wall mounted wash hand basin with chrome mixer tap. Opaque double glazed casement window to front elevation, vertical heated towel rail and recessed ceiling spotlights.

From the landing, painted timber door to:

Bedroom 3

With double glazed casement to front elevation and extensive mirror fronted built in wardrobe cupboards.

From the landing, painted timber door to:

Bedroom 4

With double glazed casement window overlooking the rear of the property and built in wardrobe with mirror fronted glazed sliding doors.

OUTSIDE

1 Dudley Johnson Close has a west facing garden to the rear with a raised reconstituted stone wall surrounding with pedestrian gate out to a tarmacadam driveway. Single semi detached garage of reconstituted stone elevations under a pitched slate roof. The gardens are laid to lawn with sculpted herbaceous borders surrounding with a paved terrace immediately to the rear of the house and in turn leading to the garden room and sitting room.

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.

LOCAL AUTHORITY

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

COUNCIL TAX

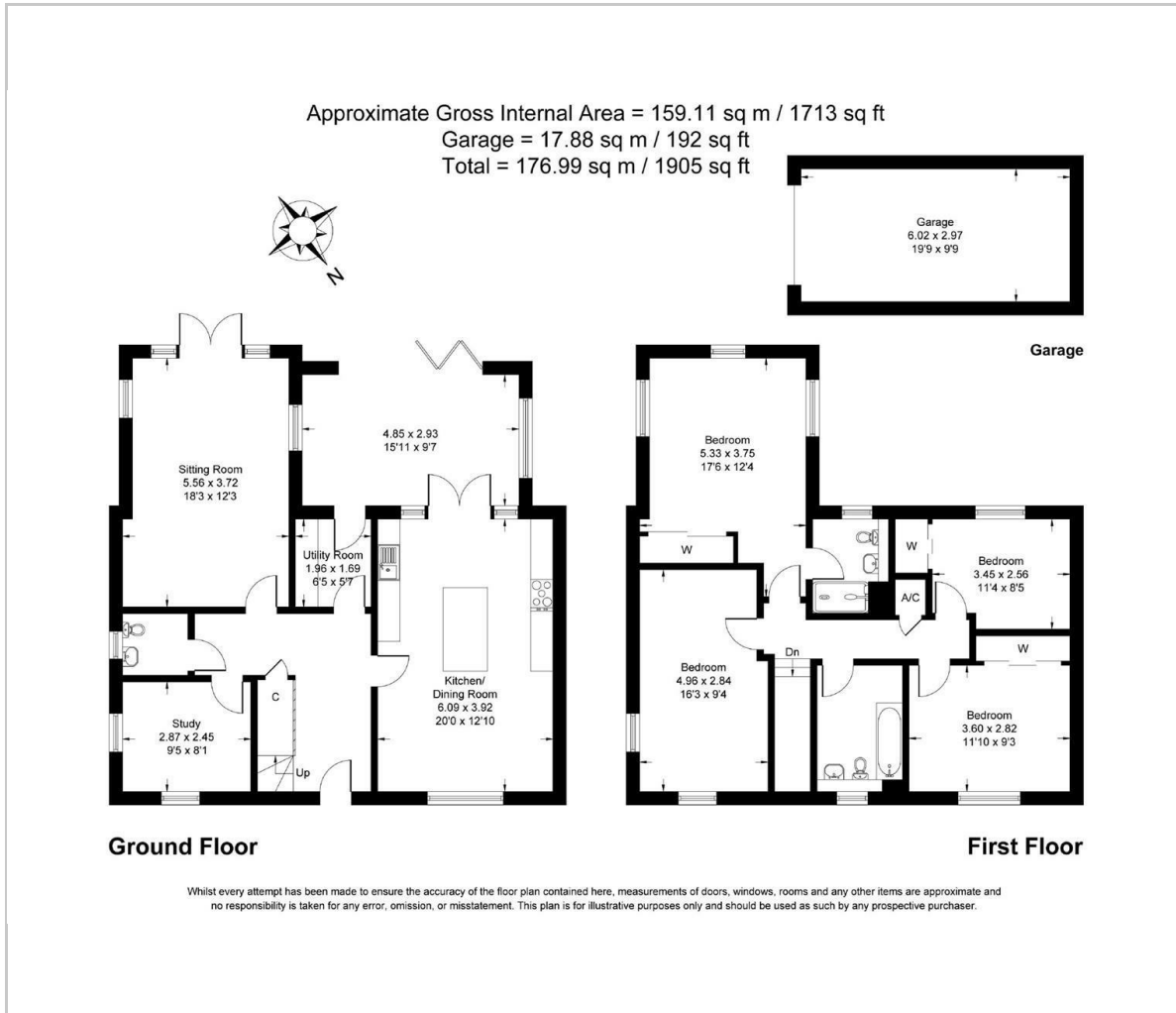
Council Tax band 'F'. Rate payable for 2024 / 2025 : £3,136.30

DIRECTIONS

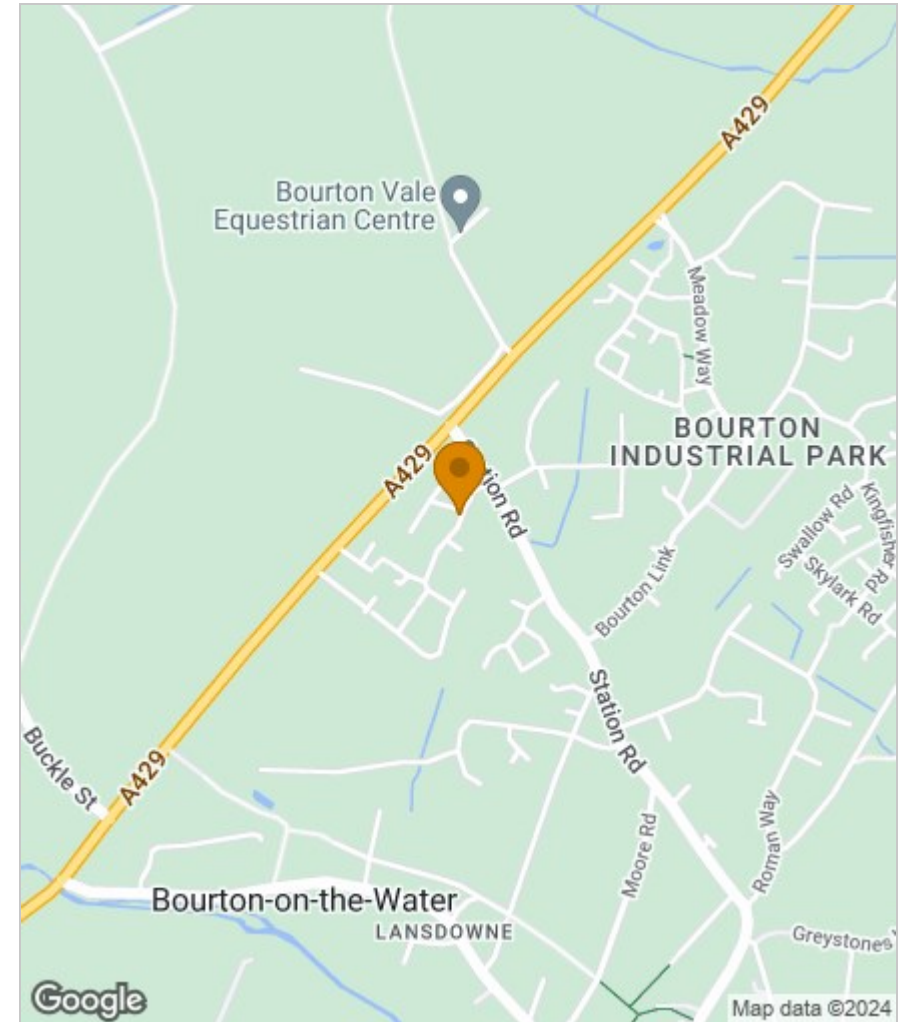
From the Bourton office of Tayler & Fletcher proceed towards the High Street. Turn left into Moore Road and at the top turn left on to Station Road. Proceed along Station Road and The Furrows development will be found on the left hand side just before the traffic lights. Turn in to The Furrows and Dudley Johnson Close will be found after a short drive on the right hand side. No.1 is situated on the corner of The Furrows and Dudley Johnson Close.

W h a t 3 W o r d s L o c a t i o n :
blurred.adventure.running

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	79	
(69-80)	C		
(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	