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Taylor & Fletcher



Littlecroft, 1 The Gorse

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

Guide Price £425,000



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A spacious one bed semi-detached bungalow occupying a superb position on the edge of the village with single garage, gardens and offering potential for further extension and alteration subject to any necessary consents.

LOCATION

Littlecroft, 1 The Gorse, is situated in a peaceful and mature residential area on the edge of the village, a level walk from the village centre and all the village amenities including Budgen and Coop supermarkets. a wide range of boutique shops, 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, easily accessed by the nearby Fosse Way and A40 with the Cotswolds providing a wide range outdoor rural leisure pursuits.

DESCRIPTION

Littlecroft, 1 The Gorse is a beautifully presented semi-detached bungalow with meticulously created formal gardens and grounds with detached home office/studio and separate single garage to side. The accommodation has been beautifully refurbished by the current owners with a newly installed conservatory, kitchen and shower room and thoroughly refurbished throughout.

Approach

New front door with double glazed insert and ornate handle to:

Garden / Dining Room

With dwarf walls with double glazed casements and pitched glazed roof, electric radiator, part panelled walls, outside light and sliding double glazed door through to the:

Hall

With coved ceiling, access to roof space, timber style floor, painted timber door to airing cupboard with pine slatted shelving and radiator and opaque glazed painted timber door through to the:

Sitting Room

With double aspect with wide double glazed casement windows to front and rear elevations, fireplace with decorative outer surround and hearth, two wall light points and continuation of the timber style floor.

From the hall, glazed painted timber door to:

Kitchen

With fitted kitchen comprising sink unit with mixer tap, tiled splashback, comprehensive range of below worksurface cupboards and drawers, full height unit to one side housing the built-in refrigerator and freezer, built-in slimline dishwasher, four ring induction hob and built-in combination microwave and fan oven below. Separate door to built-in cupboard with shelving and also housing the Vaillant gas-fired combination boiler, vertical heated





radiator, timber-clad ceiling and wide double glazed casement window overlooking the front of the property, built-in shelving and recessed worktop lighting.

From the hall, painted timber door through to the:

Shower Room

With a matching suite comprising low-level WC with built-in cistern, wide sink unit with mixer tap with built-in cupboards below, wide walk-in shower with sliding door and handset shower attachment and rose over, extractor, vertical heated towel rail, marbled panels and recessed ceiling spotlighting, opaque double glazed casement window to front elevation and built-in mirror fronted cabinet with lighting.

From the hall, painted timber door through to the:

Bedroom

With double aspect and continuation of the timber flooring with covered radiator and coved ceiling.

OUTSIDE

Little Croft is approached from The Gorse with a gravelled driveway and decorative timber fencing with pedestrian gate leading through the principal gardens which are beautifully maintained with gravelled paving and path leading through to the front door with deep herbaceous borders with metal edging, close board fencing surrounding and with a paved terrace immediately to the rear of the house with low-maintenance gavelled borders surrounding. An ornamental pond to one corner. Set to the end of the garden adjoining the GARAGE is a bespoke HOME OFFICE/STUDIO of corrugated elevations with double glazed

French doors leading to the accommodation with worktop at one end with built-in cupboards below and with timber clad elevations under an insulated corrugated roof and with electric radiator, power and light. Set adjoining the Studio is the SEMI-DETACHED SINGLE GARAGE with roller door, wall mounted EV charging point and space and plumbing for washing machine and with power and light. Exterior electric garden supply.

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

SERVICES

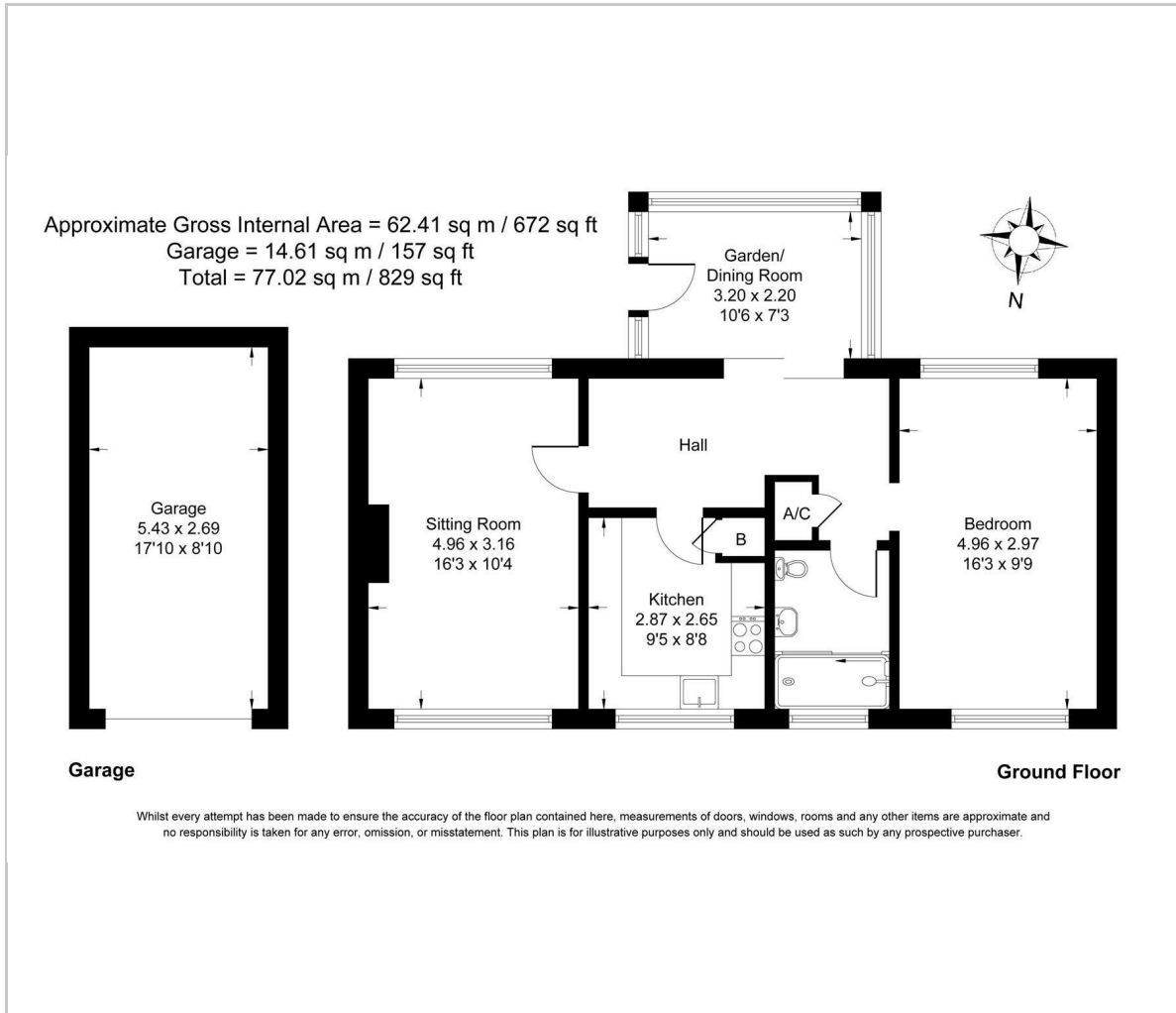
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

DIRECTIONS

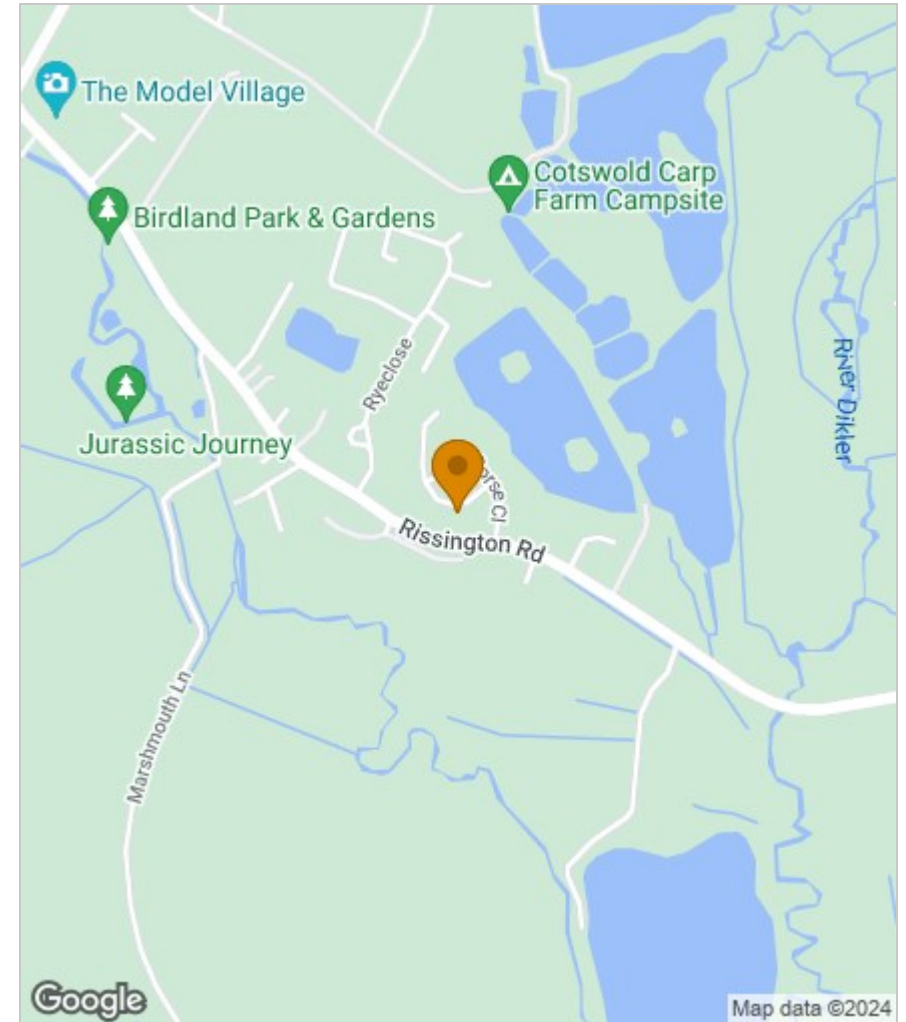
From the Bourton office of Tayler & Fletcher proceed down the High Street through the Green. At the junction bear right on to Rissington Road, passing Birdland on the right hand side. Proceed down Rissington Road and take the left turn for Gorse Close just before the edge of the village. Follow Gorse Close around to the left and this will lead to The Gorse and Littlecroft, 1 The Gorse, will be found shortly on the left hand side.

What3Words: other.image.matchbox

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		86
(81-91)	B		
(69-80)	C		68
(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	