

established 200 years

Tayler & Fletcher



3 Springvale

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

Guide Price £335,000





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A well presented 3 bed semi-detached house set in mature residential area close to the edge of the village and offering further potential if desired, subject to any necessary consents.

LOCATION

3 Springvale is situated in a mature residential area close to the edge of the village. 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

3 Springvale comprises a well appointed 3 bedroom semi-detached house occupying a good position in a mature residential area of the village and is constructed of brick elevations under a pitched plain concrete tiled roof. The property has lovely front and rear gardens with ample off-road parking to the side, a substantial Workshop/store to the far end of the garden and potential for further extension/alteration, subject to any necessary consents. The accommodation comprises on the ground floor of open plan kitchen and dining room with further sitting room, rear hall/utility and cloakroom. On the first floor there are 3 bedrooms and a bathroom.

Approach

A covered entrance with opaque glazed uPVC front door to:

Dining Room

With stairs rising to first floor, double glazed casement to front and side elevations, wall light point and interconnecting with the:

Fitted Kitchen

Comprising worktop with cream sink unit with chrome mixer tap, matching upstands with built-in cupboards and drawers below, built-in dishwasher, range of eye-level cupboards over with recessed spotlighting, a further matching unit with brushed stainless steel gas hob with brushed stainless steel splashback and part-glazed extractor over, a comprehensive range of cupboards and drawers below, three quarter height unit to one side with double oven/grill with cupboards above and below, wall mounted meter cupboard and tiled timber style flooring throughout the kitchen and dining room.

From the kitchen, archway interconnecting with:

Rear Hall/ Utility

With space for upright fridge and freezer, washing machine and drier with recessed ceiling spotlighting, opaque double glazed door to rear garden and matching double glazed window adjoining. Painted timber door to:

Cloakroom

With low-level WC, wash hand basin with chrome mixer tap and tiled splash back, built-in cupboards below and opaque glazed window to the side elevation, door to built-in housemaids cupboard. Continuation of the timber style tiled flooring. Chrome heated towel rail.

From the dining room painted timber door to the:

Sitting Room

With double aspect with double glazed casement windows to front and rear elevations, cut stone fireplace and reconstituted stone hearth, built-in below stairs storage cupboard. Dado rail.

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

First Floor

With double glazed casement to the rear elevation, access to roof space and painted timber doors to:

Bedroom 1

With double glazed casement window to front elevation, coved ceiling and built-in wardrobes with hanging rail.

From the landing, painted timber door to:

Bedroom 2

With double glazed casement window to front elevation, picture rail and built-in cupboards with pine slatted shelving and further built-in cupboard housing the Worcester gas-fired central heating boiler.

From the landing, painted timber door to:

Bedroom 3

With double glazed casement window overlooking the rear garden. Picture rail.

From the landing, painted timber door to:

Bathroom

With panelled bath with chrome mixer tap and wall mounted shower with chrome fittings, folding glazed shower panel, low-level WC, pedestal wash hand basin with tiled splash back, opaque double glazed casement to rear elevation and chrome heated towel rail.

OUTSIDE

Number 3 Springvale is approached via a wrought iron pedestrian gate and front path leading up the the front door with manicured gardens to either side, partly laid to lawn with herbaceous borders surrounding and partly gravelled with a number of specimen shrubs and plants. Set to the side of the house is a further pair of wrought iron gates leading to an extensive gravelled parking area for a number of vehicles. Set to the rear of the house and accessed via a pedestrian gate from the parking area is the principal rear garden with paved area leading to a paved terrace immediately to the rear of the house with a path leading to one side with herbaceous border to one side and manicured lawn to the other leading to a substantial DETACHED GARDEN STORE/WORKSHOP

with stable door and a further door to the far end leading to a garden storage area. Power and light. There is a DETACHED SHED to the side of the garden adjoining the parking area. 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 C. Rate Payable for 2024/ 2025: £1,930.04

SECTION 157

No.3 Springvale was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived and worked within Gloucestershire or The Cotswolds Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing of the subject property. The property is also restricted for use as a main residence and not as a second or holiday home.

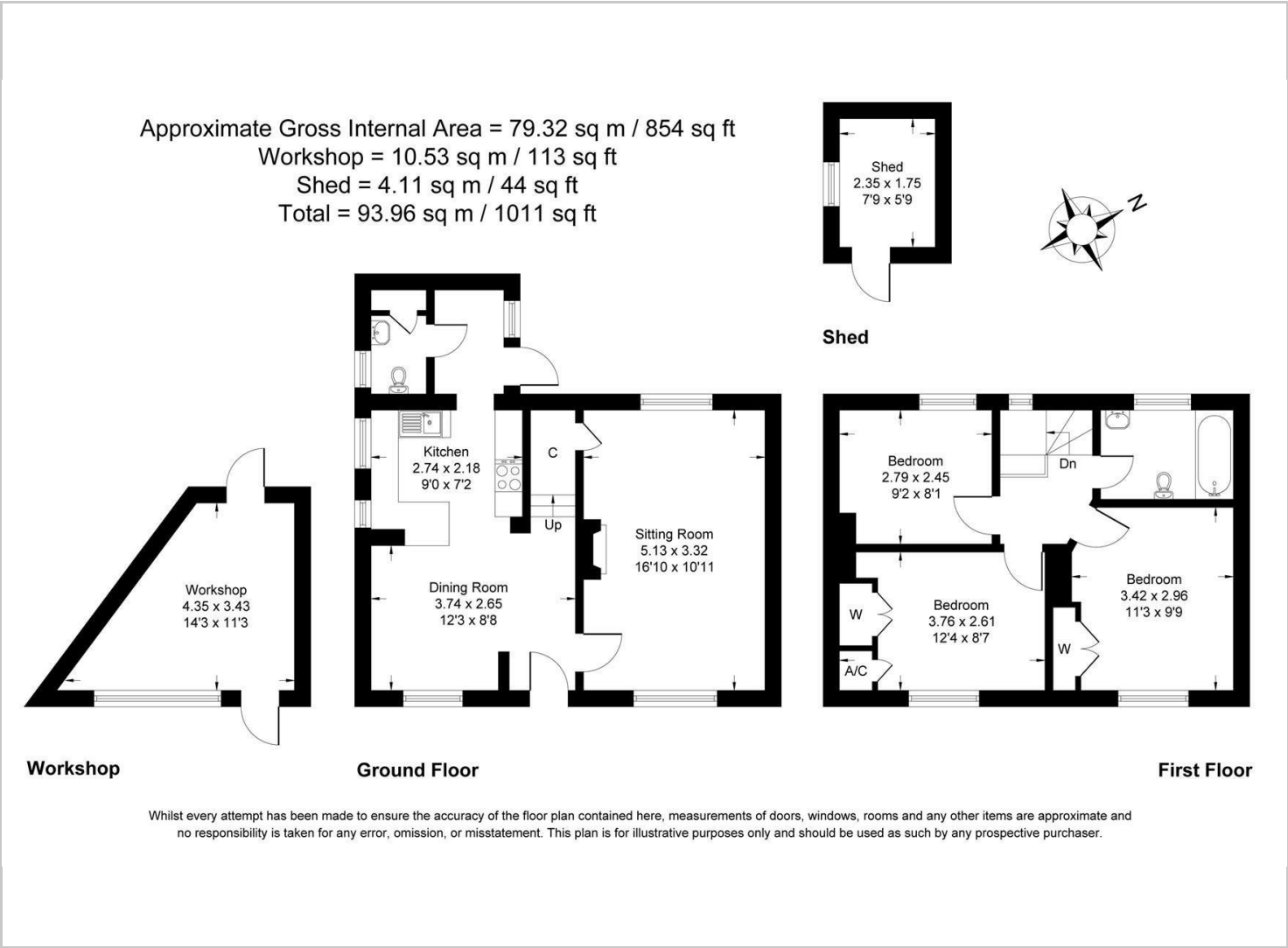
DIRECTIONS

From the Bourton Office of Tayler & Fletcher, proceed along the High Street towards the centre. Before reaching the village green, turn left along Moore Road. Proceed to the end of Moore Road and turn left onto Station Road. Continue along Station Road, taking the third right into Springvale where the property will be found almost immediately set back on the left hand side.

What3Words: shampoo.footpath.topped



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map

