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Tayler & Fletcher



Blacksmiths Cottage, 2 The Paddocks

Bourton-On-The-Water, GL54 2LS

Guide Price £595,000



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A spacious 4 bedroom family home with 2 en suites, a family bathroom, garden, parking, triple garage and views over adjoining countryside. NO ONWARD CHAIN.

LOCATION

Blacksmiths Cottage is situated on the edge of the popular village of Bourton-on-the-Water, a short drive away 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

Blacksmiths Cottage comprises a beautifully appointed detached Cotswold stone house of individual design of Cotswold stone elevations under a pitched reconstituted stone tile roof and with accommodation arranged over two floors comprising a central hall with kitchen/breakfast room and utility, further cloakroom, separate dining room and sitting room. Set to the rear of the house is a conservatory accessed from the kitchen. On the first floor there is a master bedroom with dressing area and en suite bathroom, a guest bedroom with en suite shower room, two further bedrooms and a family bathroom. The property has a lovely aspect to the rear over adjoining countryside with views to the north and north west and is set in a select development of similar aged properties close to the village of Bourton-on-the-Water.

Approach

Solid painted timber door with decorative glazed inserts and double glazed panels to either side, outside light and stone lintel over to:

Hall

With stairs rising to first floor, recessed ceiling spotlighting and door to below stairs storage cupboard with wall mounted fuse box.

From the hall, painted timber door to:

Cloakroom

With low-level WC with built-in cistern, pedestal wash hand basin with chrome mixer tap, opaque double glazed casement window to front elevation and recessed ceiling spotlighting.

From the hall, painted timber door to:

Dining Room

With coved ceiling and triple three quarter height casements to front elevation.

From the hall, painted timber door to:

Sitting Room

With decorative coal effect fire and surround, wide double glazed French doors leading out to the rear garden with matching double glazed panels to either side.

From the hall, painted timber door to:

Kitchen/ Breakfast Room

With tiled floor and bespoke fitted kitchen comprising one and a half bowl sink unit with chrome mixer tap, worktop with four ring Neff hob with brushed stainless steel Neff extractor over, built-in oven/grill below. A comprehensive range of below work surface cupboard and drawers including a built-in Neff dishwasher, three quarter height unit on one side housing the refrigerator and freezer, a range of eye-level cupboards and display shelving, recessed ceiling spotlighting. Painted timber door to:

Utility Room

With continuation of the tiled floor and worktop with stainless steel sink unit with chrome mixer tap, built-in cupboards below, space and plumbing for washing machine, Potterton Statesman Oil-fired central heating boiler, two pairs of eye-level cupboards and double glazed casement window to front elevation.

From the kitchen/ breakfast room, part-glazed panelled painted timber door to:

Conservatory

With continuation of the tiled floor, exposed stone walls, pitched glazed roof and dwarf walls with double glazed casements and separate double glazed door leading out to the terrace and rear garden.

From the hall, stairs with painted balustrade and timber hand rail and half landing rise to the:

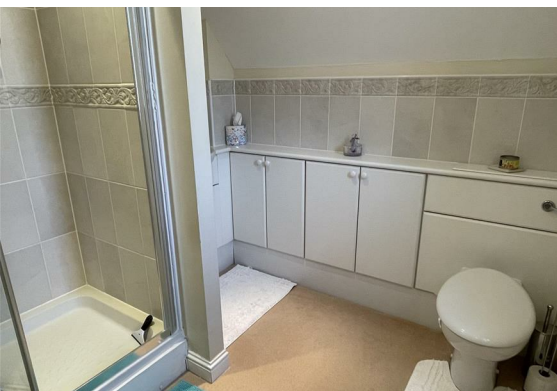
First Floor Landing

With access to roof space, door to airing cupboard with Megafluo Heatrae Sadia pressurised hot water cylinder and door to:

Master Bedroom

With double glazed casements to rear elevation, archway interconnecting with dressing area with built-in wardrobes with hanging rails and shelving to either side and door to:





En Suite Bathroom

With matching suite of panelled bath with chrome mixer tap, in-set oval wash hand basin with chrome mixer tap and built-in cupboards below, separate shower cubicle with bi-fold glazed doors and chrome fittings, low-level WC with built-in cistern, built-in cupboards and rooflight to rear elevation, heated towel rail.

From the landing, door to:

Guest Bedroom Suite 2

With double glazed casement to rear elevation, pair of painted timber doors to built-in cupboards with hanging rail and shelving and separate painted timber door to:

En Suite Shower Room

With matching suite of oval in-set wash hand basin with chrome mixer tap, range of built-in cupboards, low-level WC with built-in cistern, recessed shower cubicle with chrome fittings and bi-fold glazed door, opaque double glazed window to side elevation and heated towel rail.

From the landing, doors to:

Bedroom 3

With double glazed casement to rear elevation and fine views.

From the landing, door to:

Bedroom 4

With conservation rooflight to front elevation and door to built-in cupboard with hanging rail and shelving.

From the landing, door to:

Family Bathroom

With matching suite comprising panelled bath with chrome mixer tap, in-set oval wash hand basin with chrome mixer tap, low-level WC with built-in cistern, built-in cupboards, separate walk-in shower cubicle with chrome fittings and bi-fold glazed door, conservation rooflight to front elevation, recessed ceiling spotlights and heated towel rail.

OUTSIDE

Blacksmiths Cottage is approached from the gravelled drive with gravelled border and mature palm to the front of the house with TRIPLE GARAGE adjoining and separate steps and path to the front door. Set to the rear of the house and accessed either via French doors from the sitting room or via a door from the conservatory is the rear garden with paved terrace to the rear of the house with lawn surrounding and with clipped mature shrubs and plants to the boundary. set to the end of the garden is a further recessed area housing the oil storage tank. The path continues to the rear of the house leading in turn to a single pedestrian door giving access to the triple garage with three single up and over doors, painted floor, power, light and workshop space.

SERVICES

Mains Electricity and Water are connected. Oil-fired central heating. A shared 'Bio-water treatment' system.

AGENT'S NOTE

For the communal areas there is a Management Company, all residents are involved (one vote per household) and share the costs. There are 3 Directors living in The Paddocks who run the company day to day.

LOCAL AUTHORITY

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

COUNCIL TAX

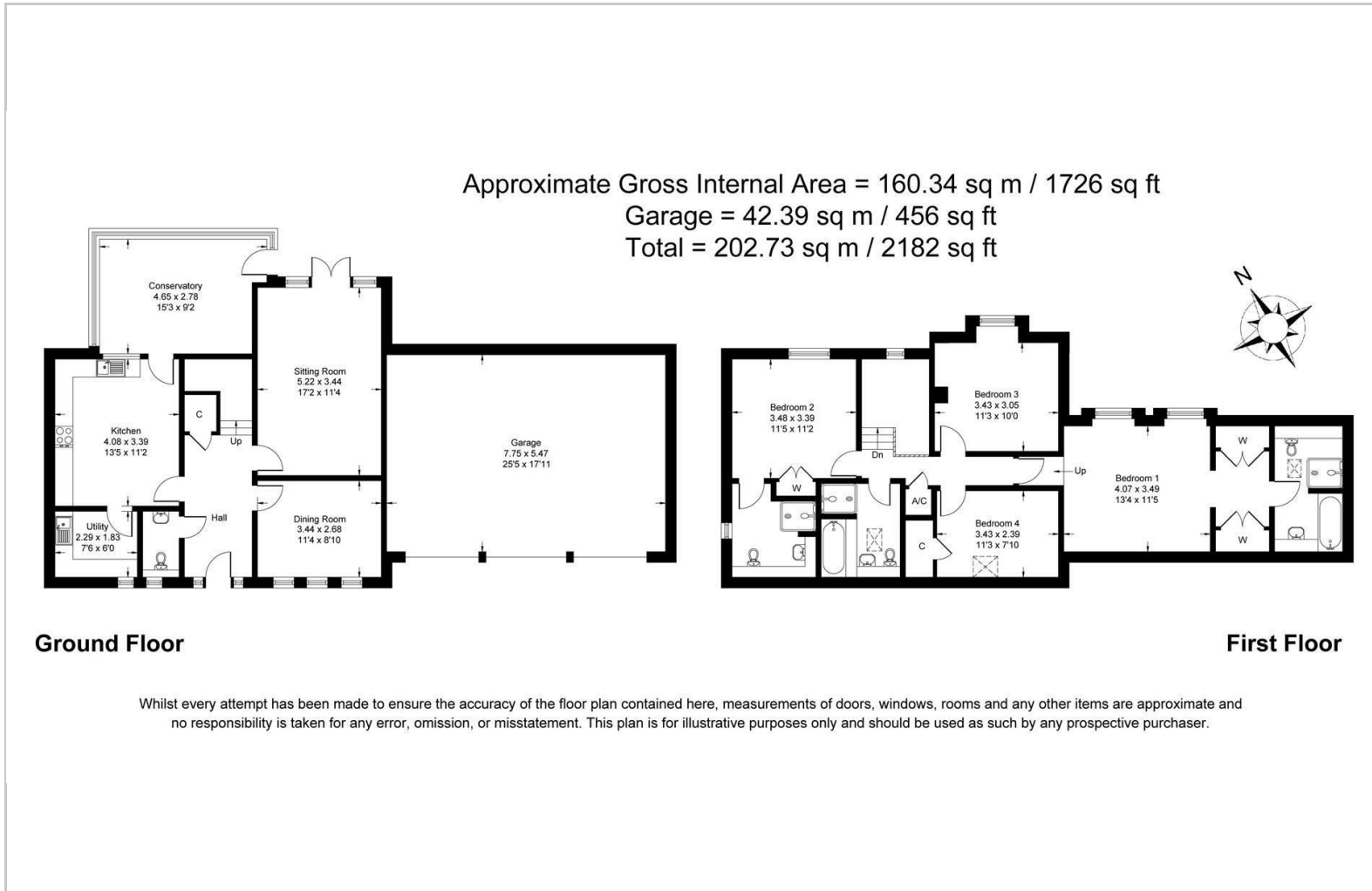
Council Tax band F. Rate Payable for 2024/ 2025: £3,136.30

DIRECTIONS

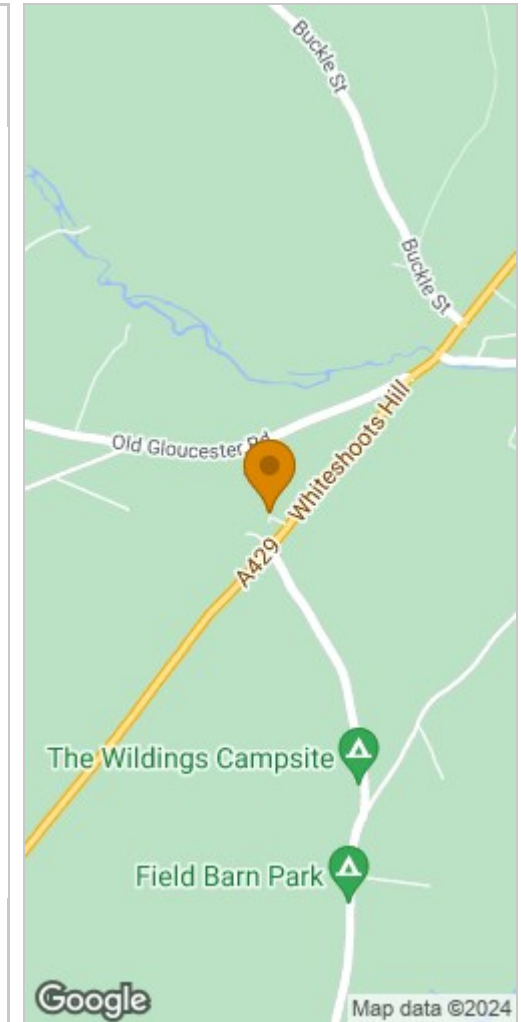
From the Tayler & Fletcher office in the centre of Bourton-on-the-Water proceed out of the village along Lansdowne to the Fosseway. Turn south on the Fosseway crossing the river and as you climb Whiteshoots Hill the turning for The Paddocks can be found on the right hand side. Blacksmiths Cottage is number two - the second house on the right.

What3Words: spun.crashing.blissful

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	73
England & Wales	EU Directive 2002/91/EC	