

established 200 years

# Taylor & Fletcher



82 Roman Way  
Bourton-on-the-Water, GL54 2EW  
Guide Price £585,000





## 82 Roman Way

Bourton-on-the-Water, GL54 2EW

*A substantial 4 bedroom detached family home with parking, single garage and garden situated in a popular mature residential area of the village.*

### LOCATION

82 Roman Way is situated in a mature residential area in the heart of the village, a short walk from the village centre and the Coop 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 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. The village is set in the heart of the Cotswold Hills which provide outdoor rural leisure pursuits.

### DESCRIPTION

No.82 Roman Way comprises a substantial detached family house occupying a prominent position in a good corner plot with in-and-out drive and an ample single garage to the side. The accommodation is arranged over two floors with a central hall, sitting room/dining room, kitchen/breakfast room, utility, study and cloakroom on the ground floor and four bedrooms and a bathroom on the first floor.

### Approach

Covered entrance with outside light and uPVC front door with decorative glazed inserts and side panels to:

### Entrance Hall

With stairs rising to the first floor.  
Pine door to:

### Cloakroom

With low level WC, part tiled walls, wall mounted

wash hand basin and opaque double glazed casement to front elevation.

From the hall, pine door to:

### Sitting Room/Dining Room

Double aspect with wide double glazed french doors with panels to either side leading out to the rear garden terrace and wide double glazed casement window to front elevation. Decorative marbled style fireplace with coal effect electric fire.

From the hall, pine door through to the:

### Kitchen

Comprising fitted kitchen with worktop with ceramic sink with drainer and mixer tap, tiled splash back, space and electric point for cooker. Range of below work surface cupboards and drawers, space and plumbing for washing machine/dishwasher, range of eye level cupboards and extractor over hob. Wide double glazed casement window overlooking the rear garden. Further matching worktop and tiled splash back with built in cupboards below and eye level cupboards over. Recess for upright fridge/freezer.  
From the kitchen, archway and step down to the:

### Breakfast Area

Double aspect with double glazed casements to the rear and side elevations. Separate part glazed door to side elevation. Continuation of the tiled floor, recessed ceiling spotlighting and pine door to:

### Utility Room

With continuation of the tiled floor, stainless steel sink unit with chrome mixer tap, tiled splash back and wall mounted Vaillant gas fired central heating boiler. Built in cupboards below work top, space for freezer and space for drier. Double glazed casement to side elevation.

From the hall, part opaque glazed pine door through to the:

### Study/Snug

With double glazed casement window to front elevation.

From the hall, stairs with timber handrail rise to the:

### First Floor Landing

With access to roof space, wide study area with double glazed casement to front elevation, built in cupboard over stairs and further pine door to airing cupboard with pine slatted shelving.

Pine door to:

### Bedroom One

With extensive range of built in wardrobes with hanging rails and shelving. Double glazed casement window overlooking the rear garden.

From the landing, pine door to:

### Bedroom Two

With double glazed casement overlooking the rear garden.

### Bedroom Three

With double glazed casement window to the front elevation, built in vanity unit and built in wardrobe.

From the landing, pine door to:

### Bathroom

With matching suite of paneled bath with central chrome mixer tap with handset shower attachment, separate wall mounted shower and glazed shower panel. Pedestal wash hand basin with chrome mixer tap, low level WC, part tiled walls and opaque double glazed casement to front elevation.

From the landing, timber door to:

### Bedroom Four

With double glazed casement window overlooking the rear garden.

### OUTSIDE

No.82 Roman Way is set in the heart of this popular development in a substantial corner plot

with a mature Beech hedge surrounding and gravel in-and-out drive to the front with attached SINGLE GARAGE to the side. The garage has an up and over door in turn leading to a substantial space with workshop area, separate opaque double glazed casement to side elevation and part opaque glazed door leading out to the rear garden and with a fixed staircase rising to the first floor offering further potential for additional accommodation as required, subject to the necessary consents.

The garden is approached either via the gate to the side with a lawned area with clipped Beech hedging surrounding and with a separate gate leading through to the rear courtyard which is paved with a raised terrace to one end and raised beds surrounding and may also be accessed from the french doors from the sitting room.

### 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](http://www.cotswold.gov.uk).

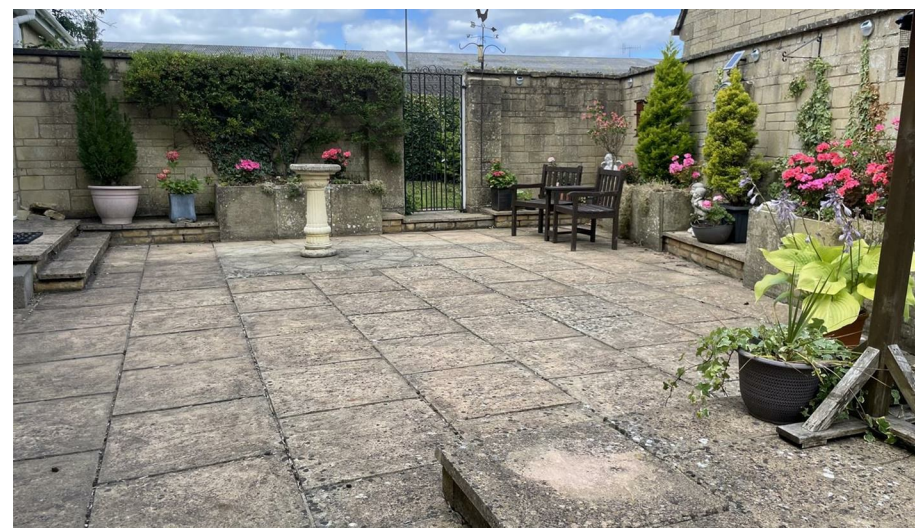
### COUNCIL TAX

Council Tax band D. Rate Payable for 2024/ 2025: £2,171.29.

### DIRECTIONS

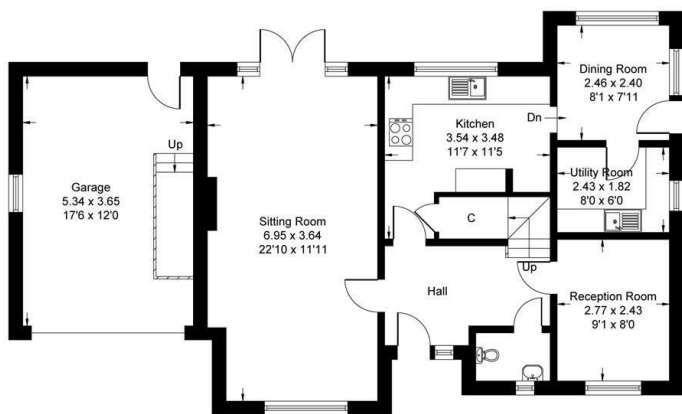
From the Bourton office proceed down the High Street towards the village green, turning left into Moore Road. Proceed to the end of the road and turn left onto Station Road. Continue past the Cotswold School and take the right hand turn in to Roman Way. Proceed along Roman Way and No. 82 will be found towards the end of the road on the right hand side as the road bends around to the right.

What 3 Words: playoffs.beginning.unfocused

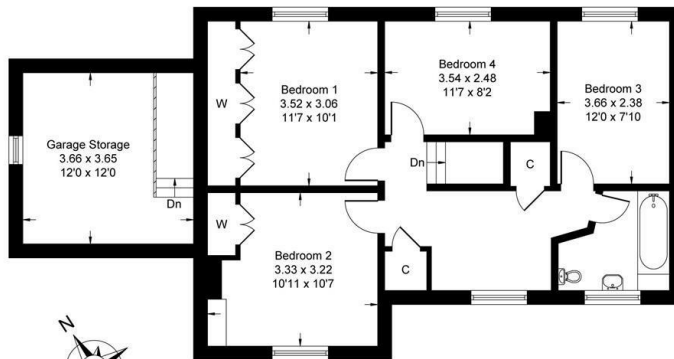


## Floor Plan

Approximate Gross Internal Area = 127.62 sq m / 1374 sq ft  
 Garage/Garage Store = 32.85 sq m / 354 sq ft  
 Total = 160.47 sq m / 1728 sq ft



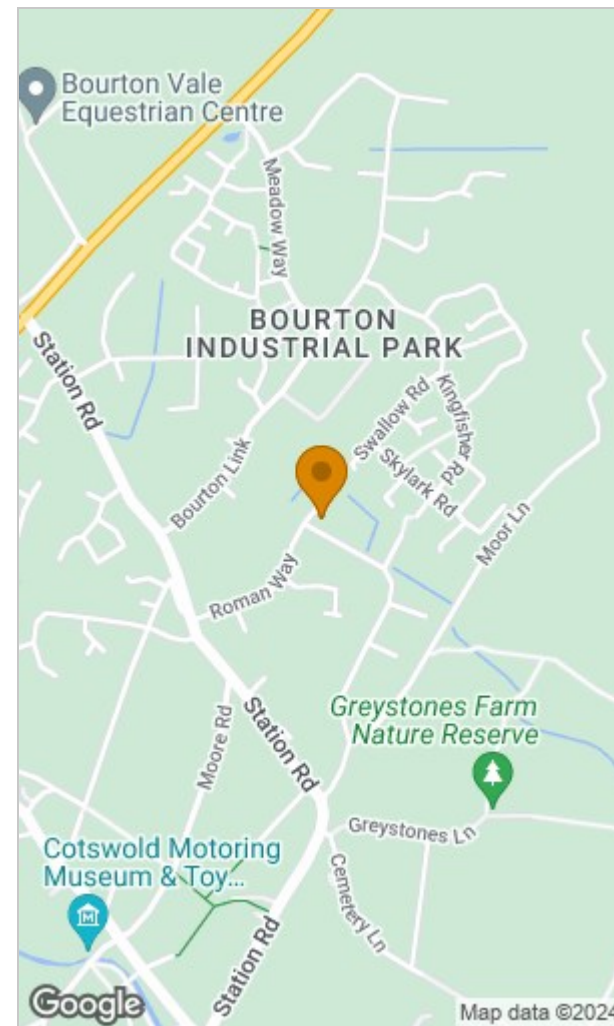
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## 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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	