

established 200 years

Taylor & Fletcher



Brendon, Hilcote Drive
Bourton-On-The-Water, Cheltenham, GL54 2DU
Guide Price £795,000





Brendon, Hilcote Drive

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

A substantial 4 bedroom detached Cotswold stone house dating from the 1930's and occupying a mature private setting a short walk from the village amenities.

LOCATION

The property occupies a mature and peaceful sought after setting on the edge of the village. Bourton provides an excellent range of local facilities including boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold secondary school. The 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 a wide range of outdoor rural leisure pursuits.

DESCRIPTION

Brendon comprises a substantial detached Cotswold stone house dating from the 1930's and in the same ownership for nearly 30 years. The property retains many features of its period with some fine Cotswold stone mullions, oak doors and fireplace and it occupies a lovely mature plot in a sought after and peaceful position on the edge of the village. The property has lovely mature south facing gardens, ample parking and a single garage. The accommodation is arranged over two floors with two formal reception rooms, a garden room, a large kitchen/breakfast room, hall and ground floor bedroom with separate bathroom. On the first floor there are three further bedrooms, two comprising doubles, a third single bedroom/study and a further family bathroom. The property offers potential for further alteration or improvement if desired and is offered with no onward chain.

Approach

Solid oak door to:

Hall

With stairs rising to first floor, wide stone mullion window with leaded secondary glazing to front elevation, oak sill, and door to below stairs storage cupboard.
From the hall, solid timber doors to:

Kitchen/Breakfast Room

With wide Cotswold stone mullion window with leaded lights to front and side elevation. Fitted kitchen comprising stainless steel sink unit with dual drainer and mixer tap, four ring gas hob, work top and tiled splash back,

comprehensive range of below worksurface cupboards and drawers and space and plumbing for dishwasher. Space for refrigerator, three quarter height unit to one side with built in oven and grill with cupboards above and below, further eye level cupboards with extractor over hob and further display cabinets with glazed doors and display shelving. Matching worktop with built in cupboards above and below. Serving hatch to dining room, painted and glazed timber door to side hall.

From the hall, solid timber door to:

Dining Room

With dual aspect with Cotswold stone mullion window with leaded lights to side elevation and glazed french doors leading out to the garden room with matching leaded lights to the side. Coved ceiling, serving hatch through to kitchen, ornate period tiled open fireplace with hearth.

From the dining room, double french doors lead out to the:

Garden Room

With exposed Cotswold stone walls, wide double glazed sliding doors out to the garden and full length picture window to side elevation. Paved floor.

From the hall, solid timber door to the:

Sitting Room

With Cotswold stone mullion window with leaded lights and secondary glazing to rear elevation, oak sill. Four wall light points, Cotswold stone fireplace with hearth and mantel over, coved ceiling.

From the hall, solid timber door to:

Ground Floor Bedroom 1

With Cotswold stone mullion window with leaded lights and secondary glazing, coved ceiling. Extensive range of built in cupboards with built in shelving and hanging rails.

From the hall, solid timber door to:

Bathroom

With opaque glazed Cotswold stone mullion window with leaded lights to front elevation and with secondary glazing. Paneled bath with chrome mixer tap, corner shower cubicle with curved glazed doors and chrome fittings, chrome heated towel rail, inset oval wash hand basin with built in cupboards below, chrome fittings and backlit mirror over. Low level WC with built in cistern and wall mounted cupboard, tiled walls.

From the drive a solid timber door leads to an inner courtyard and opaque glazed aluminum door to the:

Inner Lobby

With French doors leading out to the garden and painted solid timber doors to the:

Boiler Room

With wall mounted gas fired central heating boiler and central heating and hot water time clocks. Separate solid painted timber door to:

Utility Room/Larder

With space for upright freezer and space and plumbing for washing machine, range of built in shelving and further solid timber door to:

Cloakroom

With tiled floor, part tiled walls, oval inset wash hand basin with chrome mixer tap and built in cupboards with louvred doors below. Low level WC, Cotswold stone casement to side elevation, access to roof space.

From the hall, stairs with solid balustrade and oak handrail rise to the:

First Floor Landing

With solid balustrade in oak, wide leaded light casement to front elevation, access to roof space, solid timber door to airing cupboard with pine slatted shelving and foam lagged hot water cylinder. Solid timber door to:

Bedroom 2

With leaded light casement overlooking the rear garden. Period Dalton pedestal wash hand basin with tiled splash back and with built in cupboards with hanging rails to either side.

From the landing, solid timber door to:

Bedroom 3

With Cotswold stone mullion leaded light casement to side elevation and leaded light casement over looking the rear garden. Sliding doors to built in wardrobe with hanging rail and shelving.

From the landing, solid timber door to:

Bedroom 4/Study

With Velux roof light and extensive built in shelving.

From the landing, solid timber door to:

Bathroom 2

With Velux roof light, tiled panel bath with separate wall mounted Mira shower over, part tiled walls, low level WC and pedestal wash hand basin.

OUTSIDE

Brendon is approached from Hilcote Drive via a graveled

driveway, which in turn leads to the SINGLE GARAGE with sliding solid timber doors to front and a pair of painted timber doors providing vehicular access through to the rear. Set to the front of the house is a low Cotswold stone dwarf wall and the front garden being laid mainly to lawn with sculpted herbaceous beds and borders and graveled parking leading to the front door. Set to the rear of the house and approached either from the side hall, garage or from the garden room is the principal garden with paved terrace immediately to the rear of the house. The remainder of the garden being laid to lawn with mature shrubs and plants surrounding and a substantial detached garden workshop and green house to one side.

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.

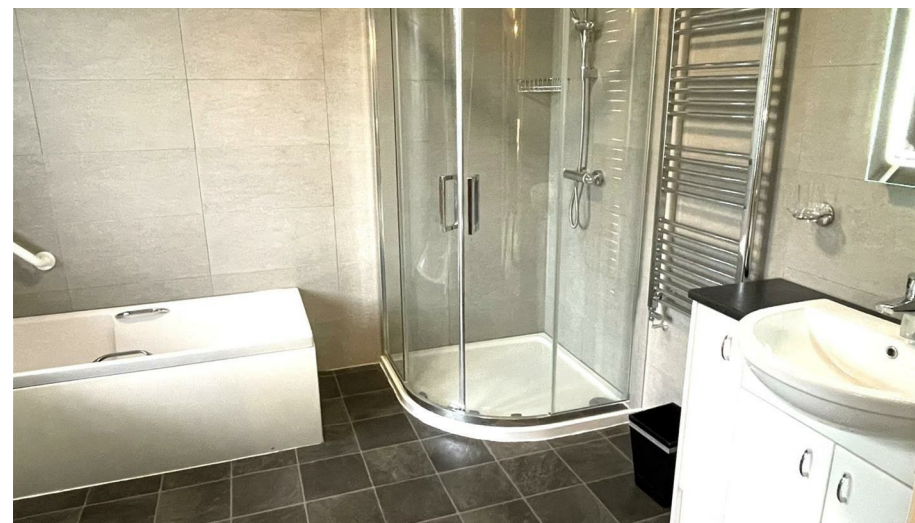
COUNCIL TAX

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

DIRECTIONS

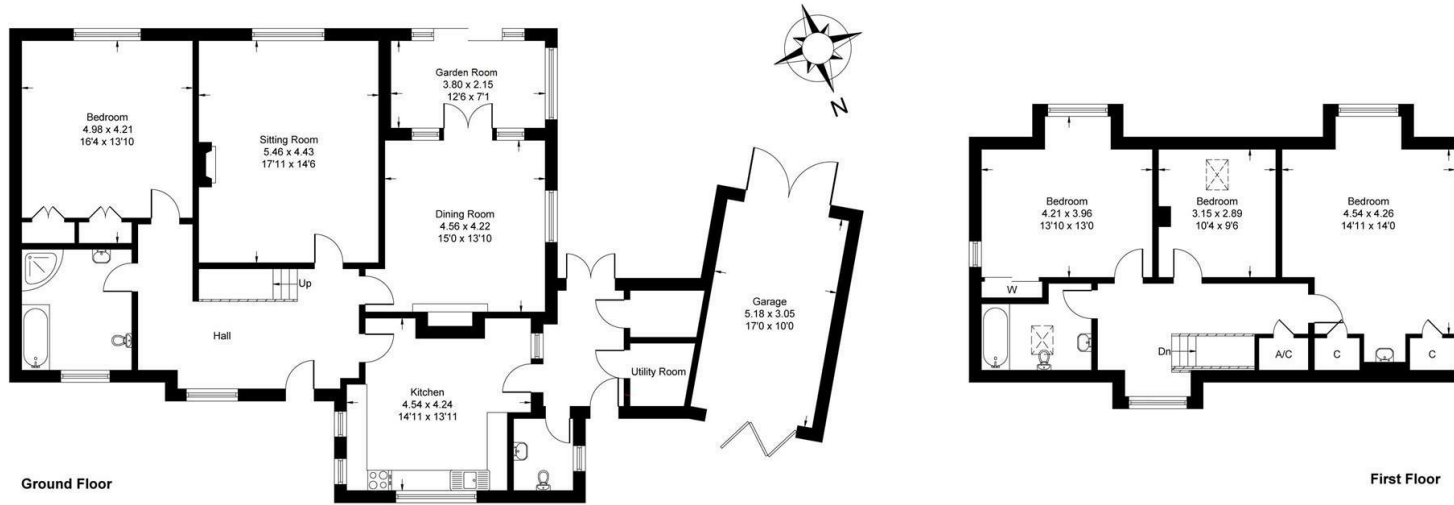
From the Bourton office of Tayler & Fletcher proceed down the High Street through the green. At the junction bear right on to Rissington Road, passing Birdland and Hilcote Drive will be found shortly after on the right hand side. Turn in to Hilcote Drive, follow the road to the right and the property will be found a short way down on the left hand side.

What 3 Words Location: junction.exporters.erupt



Floor Plan

Approximate Gross Internal Area = 199.72 sq m / 2150 sq ft
 Garage = 15.80 sq m / 170 sq ft
 Total = 215.52 sq m / 2320 sq ft



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.

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			
		47	72

England & Wales EU Directive 2002/91/EC