

established 200 years

# Taylor & Fletcher



6 The Furrows

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

Guide Price £585,000



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## 6 The Furrows

**Bourton-On-The-Water, Cheltenham, GL54 2RN**

*A well appointed four bed family house set in a popular residential area on the edge of the village with single garage, driveway parking for 2 cars and beautifully landscaped garden to rear.*

### LOCATION

6 The Furrows is situated in a mature residential area in the heart of the village, a short walk from the village centre and Co-op 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

6 The Furrows is a detached house built in 2015 and constructed of reconstituted Cotswold stone under a slate roof. It has a pretty gabled front elevation with casement windows flanked to either side of the centrally positioned front door with symmetrical windows above. It is double glazed throughout.

The house is well designed with a central Staircase Hall with two reception rooms and a generous kitchen/dining room with bifold doors leading to the well-maintained garden. There are four bedrooms, one of which doubles as an office together with an ensuite shower and separate family bathroom. There is also a single garage together with parking in tandem and an electric charging point. The accommodation comprises:

### Approach

Outside light, front door with Central glazed panel to:

### Staircase Hall

Sairs rising to the first floor and under stairs cupboard.

### Cloakroom

Low-level WC, pedestal wash hand basin with chrome mixer up and tiled splashback, tiled floor.

### Kitchen Area

Comprising one and a half bowl stainless steel sink unit with single drainer and mono bloc mixer tap set in a wide surround with an integrated Zanussi dishwasher and range of storage cupboards beneath. Retractable larder cupboard. Six ring gas hob with stainless steel extractor above and 2 AEG ovens with grills below and flanked to one side by pan drawers. Double glazed window to rear elevation. Cupboard containing the Potterton Promax system HE plus gas fired Central heating boiler. Fitted Haier American style fridge freezer further. Worksurface with space and plumbing for washing machine and dishwasher below and matching eyelevel cupboards above.

Semi glazed and panelled door leading to the front drive and garage.

### Dining Area

Double glazed bifold doors with fitted shutters and a separate pedestrian door leading to the rear garden.

### Sitting Room

Window to front elevation telephone point and TV point.

### Snug

Window to front elevation and television point.

### First Floor Landing

Airing cupboard with slatted timber shelving.

Doors leading to:

### Master Bedroom Suite

Telephone point, window to front elevation with louvred shutters and door to:

### En Suite Shower Room

"L" shaped room comprising low-level WC, wash hand basin with chrome mixer tap, shower cubicle with stainless steel shower fitting, shaver point, chrome ladder heated towel rail, tiled floor and obscured double glazed window to front elevation.

### Bedroom 2

Window overlooking the rear garden.

### Bathroom

White suite comprising panelled bath with chrome mixer tap and shower attachment with glazed shower screen and tiled surround, wash hand basin with chrome mixer tap, low-level WC and chrome ladder heated towel rail.

### Bedroom 3

"L" shaped room with double glazed window overlooking the rear garden.

### Bedroom 4/ Office

Built-in wardrobe and double glazed window with louvred shutters to front elevation.

### OUTSIDE

6 The Furrows fronts the estate road. A step and path surrounded by small area front garden and flanked by Cotswold stone walling leads to the front door.

Set to the side of the house is a tarmac driveway suitable for parking two cars in tandem and leading to the attached SINGLE GARAGE with up and over door, power and light and potential for storage in the rafters.

Electric car charging point.

The rear garden may be approached either from a side gate or alternatively from the bifold doors from the dining area. It measures 43' width x 26'6 depth (average). There is a paved terrace immediately abutting the house and continuing to one side providing a pleasant sitting out area.

The remainder of the garden is laid to lawn area surrounded by raised flower and shrub borders interspersed with specimen trees. Outside tap. Double power point. Outside light. Further covered storage area set to the other side of the house.

### 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 E. Rate Payable for 2024/2025: £2,653.80

### NHBC

6 The Furrows has the remainder of a 10 year NHBC guarantee.

### AGENT'S NOTE

There is an Annual Service charge of £440 per household for the maintenance of the communal areas throughout the estate.

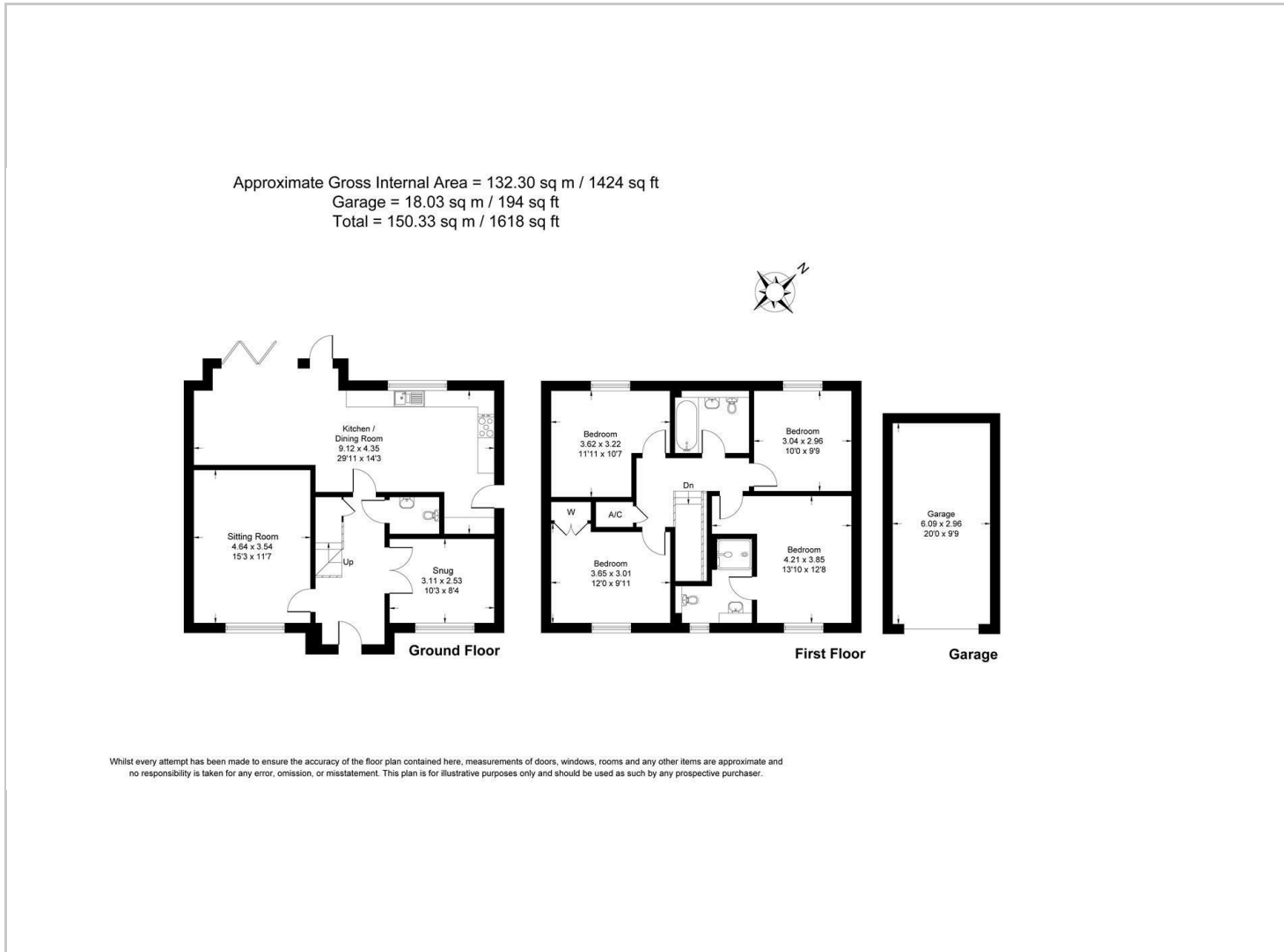
### DIRECTIONS

From the Bourton office of Tayler & Fletcher proceed towards the High Street. Turn left into Moore Road and at the top turn left again on to Station Road. Proceed along Station Road and take the left turn into The Furrows just before the traffic lights at the edge of the village. Proceed through The Furrows and No.6 will be found after a short distance on the right hand side.

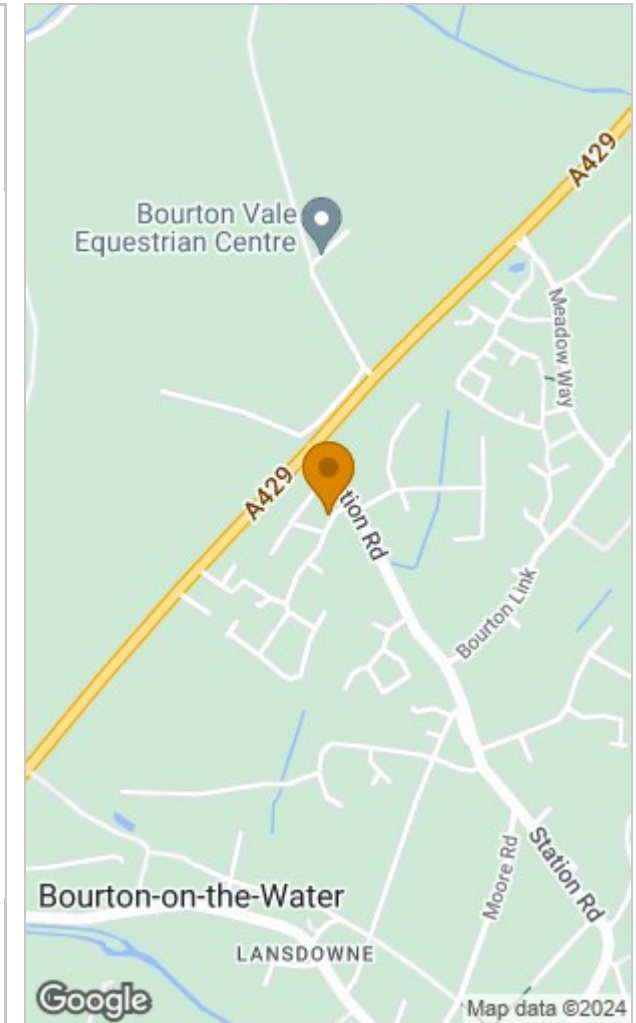
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## Floor Plan



## 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			93
(81-91) B		84	
(69-80) C			
(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	