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# Taylor & Fletcher



Gorse Leigh, Rissington Road  
Bourton-on-the-Water, GL54 2DX  
Guide Price £695,000





# Gorse Leigh, Rissington Road

Bourton-on-the-Water, GL54 2DX

*A beautifully presented and extended detached property occupying a good position on the edge of the village with a large well planned garden and a fine southerly aspect. NO ONWARD CHAIN*

## LOCATION

Gorse Leigh is situated in a mature residential area on the outskirts of the village, a short level walk 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

Gorse Leigh comprises a surprisingly substantial detached property, the subject of extensive improvements and alterations over recent years by the current owners with accommodation arranged over two floors and designed to take advantage of the lovely setting and beautiful gardens to the rear with open countryside views. The flexible accommodation comprises a central hall with a large open plan garden and living room looking out over the rear garden, a fine fitted kitchen with breakfast bar, cloakroom and rear hall. Set to the front of the house is a good sized double aspect Home Office/4th Bedroom and a ground floor bedroom suite with king size bedroom and a large en suite bathroom and walk in shower. On the first floor there are two double bedrooms, the Principal Bedroom is a king size bedroom with lovely garden views, an en suite jack n jill bathroom with the bedroom and landing and there is a separate WC. The house is set back off the Rissington Rd, with a lovely approach, with double gates and gravelled drive, which continues to the side of the property with a good sized single garage and workshop, which offers further potential if desired and subject to any necessary consents. Set to the rear of the property is a beautifully planted rear garden with terraced seating, detached summer house and greenhouse and set to the far end a seating area with a lovely outlook over the Windrush Valley.

## Approach

Arched covered entrance with outside light and decorative tiled entrance. Opaque, glazed painted timber door to:

## Hall

With part panelled walls and stairs rising to the first floor. Coved ceiling.  
Solid timber door to:

## Home Office / 4th Bedroom

Double aspect with built in desks and shelving, wide double glazed casements to front and side elevations, ornate decorative fireplace with coal effect fire. Vertical radiator.

From the hall, solid timber door through to:

## Kitchen

Bespoke fitted kitchen with worktop with one and a half bowl stainless steel sink unit with chrome mixer tap and four ring gas hob with glazed splash back. Tiled splash backs to work top, comprehensive range of below work surface cupboards and drawers, incorporating a built in dishwasher. Three quarter height unit to one side with double Zanussi oven/grill and further built in microwave. Breakfast bar, further three quarter height unit with built in refrigerator and freezer, eye level cupboards and extractor over hob. Wine storage. Wide double glazed casement window to side elevation.

From the kitchen, solid timber door to:

## Rear Hall

With separate opaque uPVC double glazed door to side elevation and solid timber door to:

## Utility Room

With worktop with stainless steel sink unit with chrome mixer tap and tiled splash back. Cupboards below with built in washing machine. Part panelled walls and pair of louvered doors through to the:

## Cloakroom

With low level WC with built in cistern, part timber panelled walls and corner wash hand basin with chrome mixer tap and built in cupboards below. Opaque double glazed casement to rear elevation.

From the rear hall, solid timber door to:

## Store / Boot Room

With recently installed Worcester gas fired central heating boiler and hive. Double glazed casement to rear elevation.

From the hall, solid timber door with decorative glazed insert through to:

## Sitting Room

With coved ceiling, double archways interconnecting through to garden room and decorative fireplace with timber outer surround and mantle. Wide archway through to recessed library area and double glazed casement to side elevation.

Set beyond the sitting room and accessed via two wide archways is the:







### Garden Room/Dining Room

With dining and seating areas and to the gable end a full height double glazed sliding door and further double glazed door to side. Full height windows, recessed ceiling spotlights, decorative vertical radiator and a tiled floor throughout.

From the hall, solid timber door to:

### Ground Floor Guest or Main Bedroom

With wide double glazed casement window to front elevation and painted timber interconnecting door to the:

### En Suite Bathroom

With matching suite comprising panelled bath with chrome mixer tap with separate handset shower attachment and glazed shower screen. Rectangular sink with chrome mixer tap with built in cupboards below, low level WC and wide walk-in shower with chrome fittings and glazed screen. Opaque double glazed casement to side elevation, part tiled walls and duel fuel chrome heated towel rail.

From the hall, staircase with timber handrail and ornate iron balustrade lead to the:

### First Floor Landing

With light tube over, built in airing cupboard with pine slatted shelving, access to roof space and opaque glazed painted timber door to:

### Bedroom Two

With wide double glazed casement window to the front elevation, access to eaves storage and deep built in wardrobe with hanging rail.

From the landing, painted timber door to:

### Cloakroom

With low level WC, roof light over, access to eaves storage and wash hand basin with chrome mixer tap.

From the landing, interconnecting door to master bedroom en suite and further opaque glazed painted timber door to:

### Principal Bedroom

With wide double glazed casement window overlooking the rear garden and countryside views, access to eaves storage, built in wardrobes and painted timber door to:

### En Suite Bathroom (Jack & Jill with Landing)

With panelled bath with chrome mixer tap and separate wall mounted shower with chrome fittings over and with bi-fold glazed shower panel. Roof light, rectangular wash hand basin with chrome mixer tap, part timber panelled and part tiled walls with two draw vanity unit below.

### OUTSIDE

Gorse Leigh is approached from the road via a pair of painted wrought iron gates leading to the drive with a central pathway sweeping up to the front door and with graveled driveway to either side. The front garden being bordered by clipped evergreen hedging and a mature border with shrubs and plants. A pair of timber gates

provides vehicular access to the side of the property.

Set to the rear of the house and accessed either via the driveway to the side or directly from the garden room are the principal gardens and grounds. With a wide paved terrace to the rear with curved raised herbaceous borders to the side and a pathway leading to the adjoining garage building with a pair of garage doors to the front and a separate painted door to the side leading to a workshop with power and light.

The principal gardens beyond the terrace are laid mainly to lawn with sculpted herbaceous beds and borders surrounding with a greenhouse to one side and a raised terrace seating area with summer house to the side. The garden continues with a gravel path leading through the beds and borders with ornamental pond, central pergola, mature Rose and herbaceous beds and borders. Set to the end of the garden is a raised bed allotment with mature fruit shrubs. Seating area with views across open fields and countryside.

### 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.

### DIRECTIONS

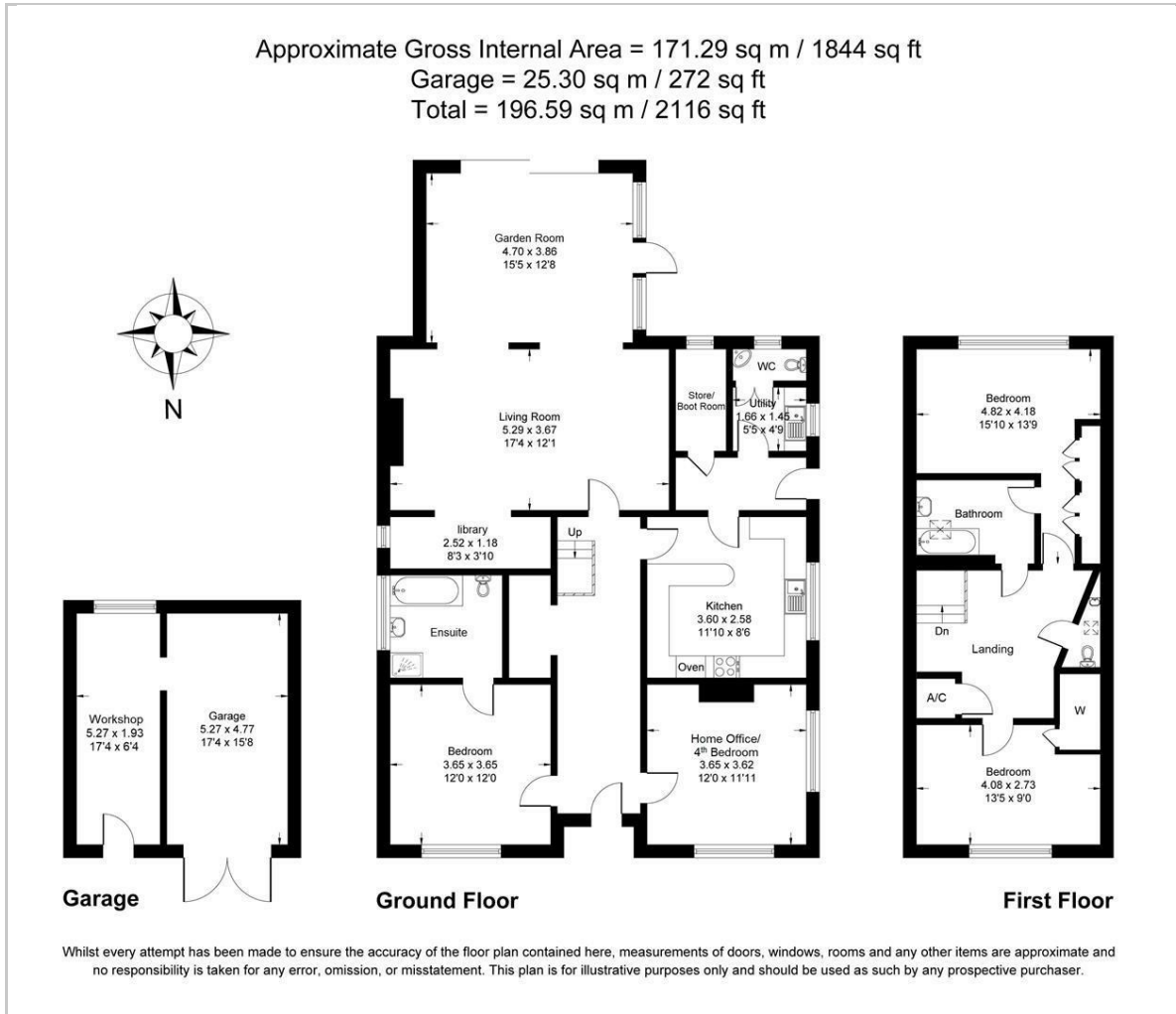
From the Bourton office of Tayler & Fletcher proceed down the High Street through the green. At the junction bear right on to Rissington Road, passing Birdland and continuing in the direction of "the Rissingtons", where Gorse Leigh will be found on the right hand side immediately opposite Gorse Close, before the end of the village.

What 3 Words Location: [compiler.recruited.planet](http://compiler.recruited.planet)

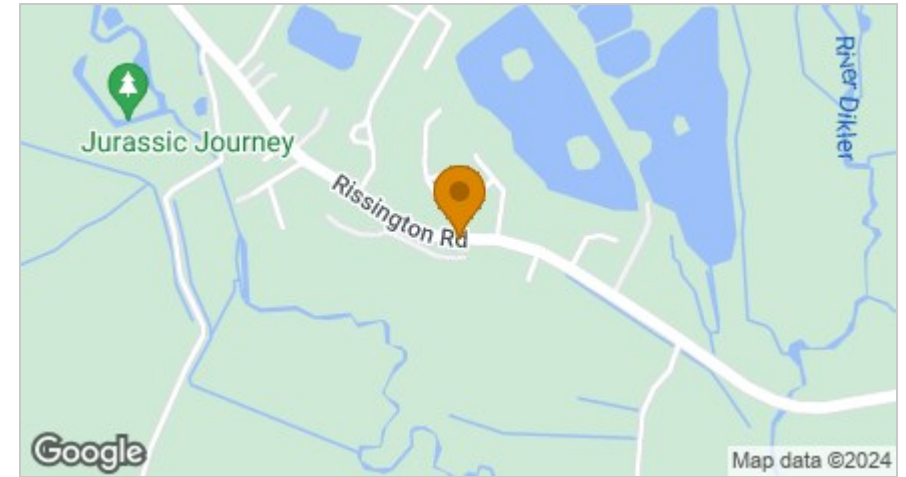




## Floor Plan



## 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	