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Tayler & Fletcher



11 Letch Hill Drive

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

Guide Price £650,000





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A substantial detached dormer bungalow with flexible accommodation currently arranged to provide a principal house and annexe, with a good sized garden, ample parking and occupying a mature residential setting on the south side of the village a short level walk from all the village amenities

LOCATION

11 Letch Hill Drive is situated in a mature residential area in the heart of the village, a short level 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

11 Letch Hill Drive comprises a substantial detached dormer bungalow of reconstituted stone elevations under a plain tiled roof currently arranged to provide a principal house incorporating annexe accommodation and ideal for multigenerational living or alternatively easily reintegrated in to one dwelling. The accommodation comprises on the ground floor a reception hall, fully fitted kitchen with garden room off, a large sitting room, double bedroom, wet room and a further second bedroom or dining room as required. A doorway leads through to the annexe accommodation with its own front door, with kitchen/breakfast room and a reception room with wood burning stove and french doors to the garden, with stairs rising to a study / landing, a large principal bedroom with a further dressing room/occasional bedroom and a bathroom off. The property has an in and out drive to the front providing ample parking together with a good west facing garden to the rear.

Approach

Upvc opaque double glazed front door to:

Entrance Lobby

With light and upvc front door with stenciled glazed inserts to:

Entrance Hall

With door to cloaks cupboard and solid timber door to:

Dining Room/Bedroom Three

With wide double glazed casement to front elevation and separate interconnecting door to the Annexe.

From the main hall, solid timber door through to the:

Sitting Room

With wide double glazed french doors leading out to the garden with matching panels to the side and further double glazed casement to the rear elevation. Fireplace with cut stone surround, mantle and display niche to either side. Four wall light points.

From the hall, interconnecting archway through to the:

Kitchen

With wide double glazed picture window overlooking the rear garden. Fitted kitchen comprising worktop with part tiled splash back, stainless steel sink unit with chrome mixer tap. Four ring electric hob with extractor over, comprehensive range of below work surface cupboards and drawers and space and plumbing for washing machine. Further matching worktop with tiled splash back and built in cupboards and drawers below. Three quarter height unit to one side with built in oven/grill with cupboards above and below and housemaids cupboard to the side. Pair of eye level cupboards with glazed doors and further built in cupboard housing the Ideal gas fired central heating boiler.

From the kitchen, opaque glazed timber door to the:

Garden Room

With dwarf walls with casement windows above and separate glazed door to rear garden. Walk-in store.

From the hall, solid timber door to:

Wet Room

With circular sink unit with chrome mixer tap and built in drawers below. Low level WC and wall mounted Mira shower. Opaque double glazed casement to side elevation and fully tiled walls.

From the hall, solid timber door to:

Bedroom Two

With wide double glazed casement window to side elevation.

From the hall, solid timber door to:

Bedroom One

With wide double glazed casement window overlooking the front of the property. Two wall light points.

ANNEXE

Set to the side of the property is the Annexe.

With separate upvc door with decorative glazed insert leading to the:

Kitchen/Breakfast Room

Fitted kitchen comprising work top with one and a half bowl sink unit with chrome mixer tap, tiled splash back and four ring gas hob with extractor over. Comprehensive range of below work surface cupboards and drawers with space and plumbing for dishwasher. Three quarter height unit to one side with built in oven/grill with cupboards above and below and housemaids cupboard to side housing the Ideal gas fired central heating boiler. Space for upright fridge/freezer, range of eye level cupboards with glazed doors and further eye level cupboard to one side.

From the kitchen, beveled edged glazed timber door to the:

Sitting Room

With stairs rising to the first floor, double glazed french doors leading out to the rear garden with double glazed casement to the side. Large fireplace with solid timber mantel and housing a wood burning stone on a tiled plinth. Decorative beamed ceiling.

From the sitting room, interconnecting door with beveled edged glazing to the dining room to the main house.

Stairs with painted handrail and balustrade rise to the:

First Floor Study

With Velux windows to front and rear elevations and with built-in eaves storage.

Interconnecting solid timber door to:

Bedroom One

With double glazed casement to front elevation and Velux roof light to rear elevation. Decorative beamed ceiling and exposed purlins. Eaves storage. Extensive built in wardrobes and decorative glazed paneled wall interconnecting with solid timber door to the:

En Suite Bathroom

With matching suite of corner bath with chrome mixer tap and handset shower attachment, pedestal wash hand basin, low level WC and shower with chrome fittings. Opaque double glazed casement to side elevation and part tiled walls.

From the bedroom, interconnecting door to:

Occasional Bedroom Two

With double glazed casement window to rear elevation.

OUTSIDE

No. 11 is set at the far end of Letch Hill Drive and has gardens to the front and rear with extensive parking to the front with an in-and-out graveled drive. The front garden has a paved central path leading to the front door and circular raised beds with lawn to either side. Set to the rear of the house is a good sized garden with paved terrace immediately to the rear of the house and with the remainder being laid to lawn with herbaceous shrubs and borders surrounding and partly with close board timber fencing. The rear garden enjoys a good westerly aspect.

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

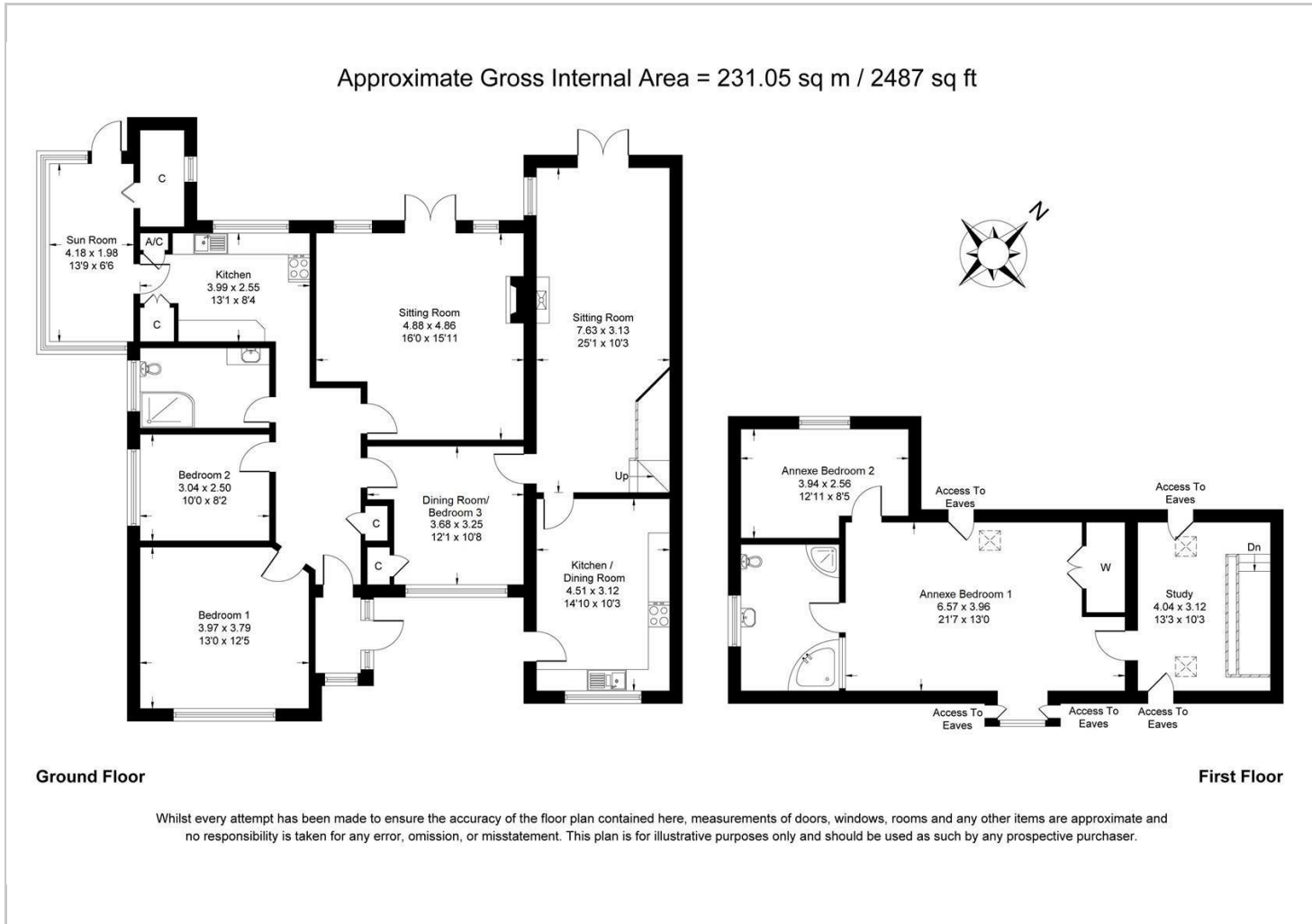
DIRECTIONS

From the Bourton office of Tayler & Fletcher proceed down the High Street into the village green. Opposite The Chip Shed turn right into Victoria Street passing over the bridge, continue along Victoria Street into Victoria Terrace and proceed straight on up the bend into Letch Hill Drive and No. 11 will be found after a short distance on the right hand side.

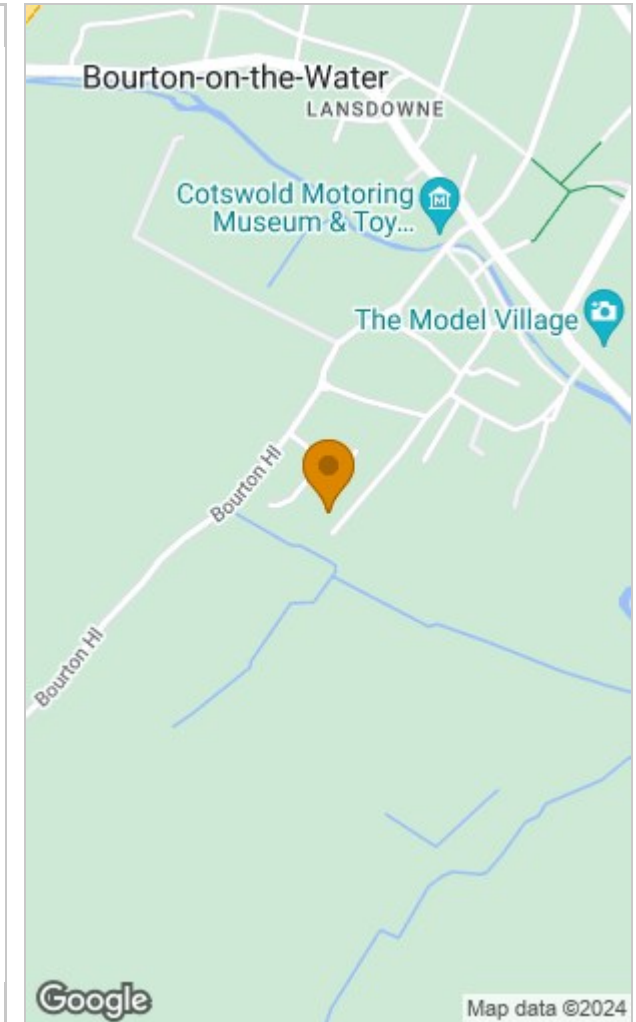
What 3 Words Location: wished.blindfold.ranges



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 | 66 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |