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Taylor & Fletcher



Bella Pais, Roman Way
Bourton-On-The-Water, GL54 2EW
Guide Price £650,000



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An individual and beautifully presented 4 bed detached house with detached double garage, offering further potential and set in a popular and mature central location close to the school and village amenities. NO ONWARD CHAIN.

LOCATION - Bourton

Bella Pais is situated in a mature residential area, within walking distance of the Co-Op supermarket and village centre. 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

Bella Pais comprises a beautifully presented individual detached house of reconstituted stone elevations under a plain concrete tiled roof set in a large plot in an extremely convenient and private position close to the village centre. The property sits centrally within a generous plot with a substantial detached double garage to the rear and beautifully maintained gardens and grounds. The property has been greatly improved under the current owners tenure and is presented with open-plan ground floor accommodation providing a large sitting area with two pairs of bi-folds out to the front garden (south) and a large interconnecting kitchen and dining room to the rear with bi-folds out to the rear terrace. On the ground floor there is also a cloakroom and hall and on the first floor there are four good-sized bedrooms and a family bathroom. The property offers potential for further extension and alteration if desired and subject to any necessary consents.

Approach

Front door with opaque glazed inserts and outside light to:

Entrance Hall

With tiled floor and double glazed casement window to side elevation, floor to ceiling Boot & Shoe storage with oak timber shelves, recessed ceiling spotlights, opaque double glazed panelled door to rear garden and separate painted timber effect door to:

Cloakroom

With continuation of the tiled floor, wall mounted wash hand basin, opaque double glazed casement to side elevation and recessed ceiling spotlights.

From the hall, painted timber effect door to:

Sitting Room

Enjoying a fine southerly aspect with two pairs of bi-fold double glazed doors to the garden, open fireplace fitted with a wood burning stove on a slate hearth with timber mantle over, extensive range of built-in bookshelving, vertical radiator and interconnecting archway to the open-plan kitchen/ dining room.

From the hall, archway to:

Kitchen/ Dining Room

Open-plan with bi-fold doors to the rear garden, two picture windows overlooking the rear garden and with kitchen comprising worktop with inset brushed stainless steel sink with built-in drainer to side and chrome filtered/hot/cold mixer tap, extensive range of below worksurface drawers and shelving to one end, built-in washing machine and built-in Miele dishwasher. Further matching unit with built-in drawers, wine storage and matching worktop with splashback and space and electric point for Range style cooker with brushed stainless steel extractor over. Mobile matching unit to one side and door to deep below stairs storage/ larder cupboard. Vertical radiator, Oak skirting and recessed ceiling spotlighting. Dining area to one end.





From the hall, stairs with timber hand rail rise to the:

First Floor Landing

With access to roof space, painted timber effect door to airing cupboard with pine slatted shelving and foam lagged hot water cylinder. Painted timber effect door to:

Bedroom 1

With wide double glazed casement window overlooking the front of the property. Painted timber effect doors to deep built-in wardrobe cupboard with hanging rails.

From the landing, painted timber effect door to:

Bedroom 2

With wide double glazed casement window to front elevation, pair of painted timber effect doors to built-in wardrobe cupboard with hanging rail.

From the landing, painted timber effect door to:

Bedroom 3

With double glazed casement window overlooking the rear garden.

From the landing, painted timber effect door to:

Bathroom

With panelled bath with chrome mixer tap and separate shower over with chrome fittings, bi-fold glazed door, low-level WC with built-in cistern and inset oval wash hand basin with chrome mixer tap, tiled walls and cill, a bespoke mirror unit with shelving over and recessed lighting, recessed ceiling spotlighting and opaque double glazed casement window to the rear garden.

From the landing, painted timber effect door to:

Bedroom 4

With wide double glazed casement window overlooking the rear garden.

OUTSIDE

Bella Pais is approached from the entrance to Roman Way, adjacent to Moor Lane via a gravelled driveway leading to the front of the property. To the front of the house is a manicured garden with sculpted herbaceous borders and laid mainly to lawn with central steps leading down to either side with retaining

Cotswold stone walls. The garden is bordered partly by close board timber fencing and partly by clipped evergreen hedging. The driveway continues down past the house to the rear of the property with a substantial DETACHED DOUBLE GARAGE of reconstituted stone elevations under a pitched concrete tiled roof with two single up and over doors, power and light. and also housing the Thermcon Oil-fired central heating boiler, eaves storage. The rear garden is principally to gravel with a gravelled terrace and a number of raised beds and borders and a small storage shed to one side.

SERVICES

Mains Electricity, Water and Drainage are connected. Oil-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: £2653.80

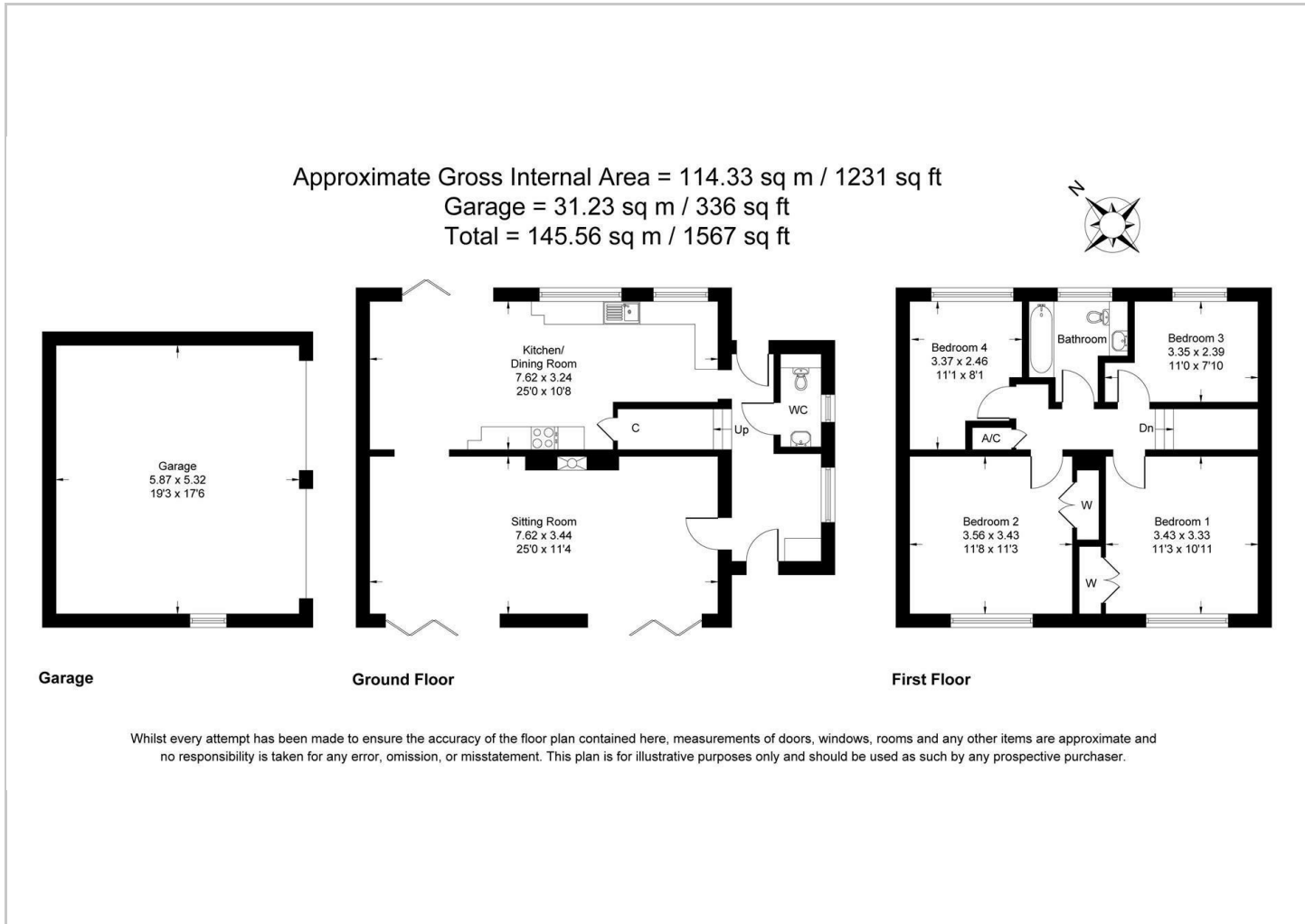
DIRECTIONS

From the Bourton Office, proceed down through the High Street passing the Green and village centre. At the junction turn left in to station road. Pass the service station and take the right hand turn in to Roman Way where Bella Pais will be found just after the entrance to Moore Lane on the right hand side.

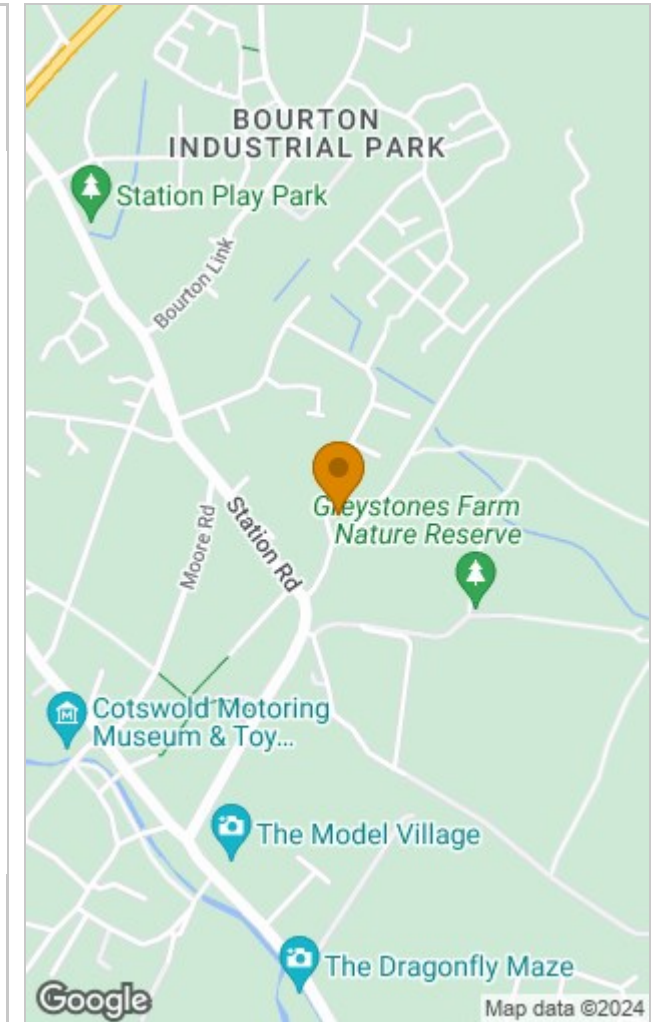
What3Words: [packet.debate.superhero](https://www.what3words.com/packet.debate.superhero)



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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