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# Tayler & Fletcher



4 Green Lake Close

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

Guide Price £495,000





## 4 Green Lake Close

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

*A substantial four bedroom detached family house set in a popular residential area on the edge of the village with off street parking and separate single garage.*

### LOCATION

The property is situated in Green Lake Close; a sought after residential location on the western edge of the popular village of Bourton-on-the-Water. 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 areas larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (9 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

No. 4 Green Lake Close comprises a substantial detached house of reconstituted stone elevations under a pitched concrete tiled roof with accommodation arranged over two floors with two separate reception rooms, kitchen/breakfast room, cloakroom and utility on the ground floor, and a master bedroom with en suite shower room, three further bedrooms and a family bathroom on the first floor. The property has an enclosed south-east facing rear garden, ample parking and a detached single garage to the rear.

### Approach

UPVC front door with glazed fan light with outside light.

### Entrance Hall

With fixed double glazed casement to side elevation.

Painted timber door to:

### Cloakroom

With low level W.C., wall mounted wash hand basin, tiled splash back and opaque double

glazed casement to front elevation. Wall mounted electricity fuse box.

From the front hall, archway through to:

### Central Hall

With stairs rising to first floor and painted timber door to:

### Study/Dining Room

With coved ceiling and double glazed casement window to front elevation.

Separate glazed paneled painted timber door to:

### Sitting Room

Dual aspect with double glazed casement window to front elevation and double glazed sliding French doors to the south facing rear garden. Fireplace fitted with a gas coal effect fire with reconstituted stone surround and hearth. Coved ceiling.

Painted timber door to:

### Cloaks Cupboard

With hanging rail.

From the hall, painted timber door to:

### Kitchen

With simply fitted kitchen comprising, stainless steel sink with chrome mixer tap set in a worktop with space and plumbing for a dishwasher, space for electric oven with extractor over, tiled splash back, space for refrigerator, range of below work surface cupboards and drawers and three quarter height housemaids cupboard to one end. Range of eye level cupboards with worksurface lighting, double glazed casement window to rear elevation and archway interconnecting to:

### Utility Room

With space for upright fridge/freezer, worktop with tiled splash back, space and plumbing for







washing machine and freezer. Pair of eye level cupboards and UPVC door with double glazed insert leading out to the rear garden.

From the hall, stairs with timber painted handrail and balustrade turn to the:

#### First Floor Landing

With double glazed casement to front elevation, access to roof space and door to deep walk in:

#### Airing Cupboard

With wall mounted Worcester gas fired central heating boiler and space to fit shelving.

From the landing, doors to:

#### Bedroom 1

With wide double glazed casement window overlooking the rear garden, comprehensive range of built in wardrobe cupboards with hanging rail and shelving and separate painted timber door to the:

#### Ensuite Shower Room

With wide shower with glazed shower panel and chrome fittings, low level W.C with timber seat and pedestal wash hand basin with tiled splash back. Shaver point.

From the landing door to:

#### Bedroom 2

With wide double glazed casement window to front elevation.

#### Bedroom 3

With double glazed casement window to rear elevation.

#### Bedroom 4

With wide double glazed casement window overlooking the rear garden.

From the landing, door to:

#### Bathroom

With paneled bath with wall mounted Mira shower and glazed shower panel, low level W.C with timber seat and pedestal wash hand basin. Part tiled walls. Opaque double glazed windows to front elevation.

#### OUTSIDE

No.4 Green Lake Close is set near to the entrance to Green Lake Close, gable end on to

the cul-de-sac with a parking area for two cars and in turn leading to a detached single garage with reconstituted stone elevations with pitched concrete tiled roof and a separate pedestrian door leading through to the rear garden. EV charging point.

To the rear of the house is a good size south facing garden with circular paved terrace, the remainder laid to lawn with herbaceous shrubs and borders surrounding.

#### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, GL7 1PX. Tel: 01285 623000

#### COUNCIL TAX

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

#### SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

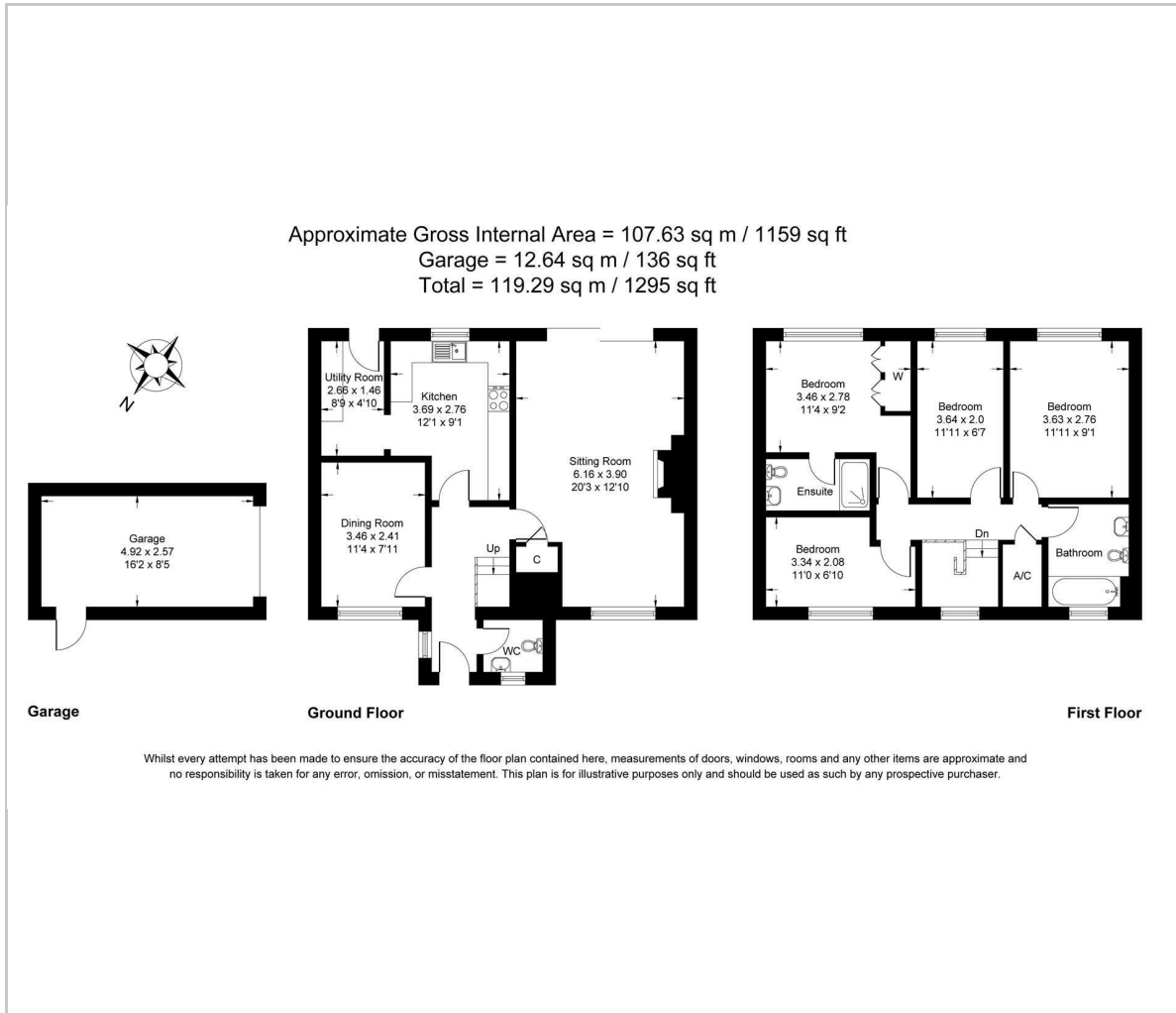
#### DIRECTIONS

From the Bourton office proceed in a westerly direction through Lansdowne, passing the Mouse Trap Inn and the Mill House on the left hand side. Shortly before the end of the village take the right hand turn in to Green Lake Close and Number 4 will be found on the right hand side.

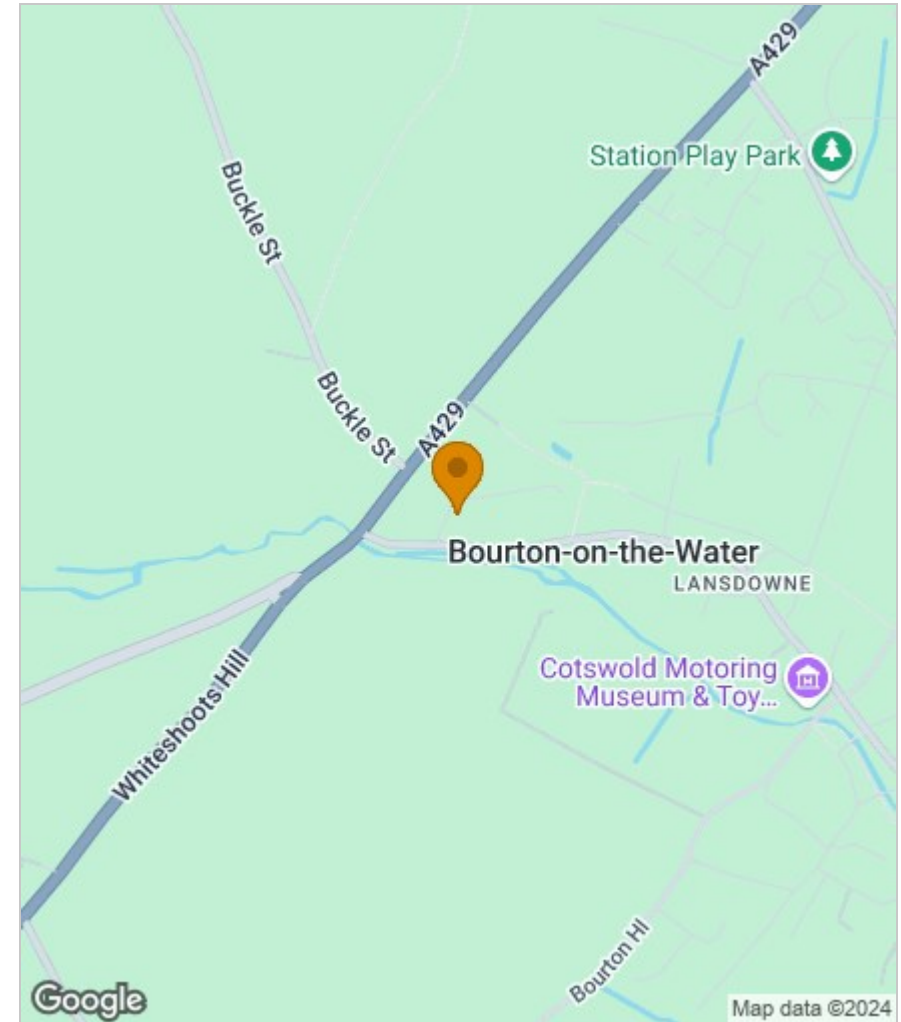
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## Floor Plan



## 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.

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