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Taylor & Fletcher



2 Dudley Johnson Close
Bourton-on-the-Water, GL54 2RP
Guide Price £585,000

NO ONWARD CHAIN



2 Dudley Johnson Close

Bourton-on-the-Water, GL54 2RP

A well appointed four bed detached family house set in a popular residential area on the edge of the village, close to the Cotswold Academy, with single garage and driveway parking for 2 cars. NO ONWARD CHAIN.

LOCATION

Dudley Johnson Close is situated in a mature residential area on the edge of the village, a short 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

No. 2 Dudley Johnson Close is a detached house constructed of reconstituted Cotswold stone elevations under a slate roof with accommodation arranged over two floors and briefly comprising a sitting room, study/play room, kitchen/ breakfast room with bi-fold doors out to the rear terrace and garden and a cloakroom on the ground floor. On the first floor there is a master en suite bedroom, three further bedrooms and a family bathroom. The property also benefits from a single garage together with a pair of tandem parking spaces on the driveway.

Approach

Front door with double glazed insert with outside light leading to:

Hall

With stairs rising to first floor with door to below stairs storage cupboard and separate door to:

Cloakroom

With low-level WC, pedestal wash hand basin with chrome mixer tap with fully tiled walls and

floor. Recessed ceiling spotlighting.

From the hall, a pair of glazed timber doors lead to the:

Study/ Playroom

With recessed ceiling spotlighting and wide double glazed casement window to front elevation.

From the hall, timber door to:

Sitting Room

With wide double glazed casements to the front elevation.

From the hall, door to:

Kitchen/ Dining Room

Open plan across the rear of the house and with the kitchen/ breakfast area comprising a bespoke fitted kitchen with Quartz worktops with six ring gas AEG hob, with stainless steel splashback and AEG extractor over, matching upstands and one and a half bowl stainless steel inset sink unit with chrome mixer tap. A comprehensive range of below worksurface cupboards and drawers incorporating a water softener which provides filtered water to the whole house, built-in dishwasher and a pair of AEG oven/grills and with matching drawers to the side. A pair of eye-level cupboards to either side of the hob, one housing the Potterton gas-fired central heating boiler. Three quarter height unit to one side with retracting larder drawer, storage cupboard and built-in refrigerator and freezer. Island unit with breakfast bar and matching Quartz top with built-in cupboards and drawers and further recess with built-in utility area with built-in shelving and space and plumbing for washing machine and separate drier. Double glazed panelled door to side elevation and wide double glazed casement overlooking the rear garden, timber style floor and recessed ceiling spotlighting.





Interconnecting with the kitchen/breakfast area is the dining area with continuation of the timber style floor with built-in cupboard to one side and with double glazed bi-fold doors across the rear of the house and giving access out to the rear garden.

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

First Floor Landing

With further painted balustrade and hand rail and door to airing cupboard with pressurised hot water cylinder, hanging rail and pine slatted shelving over.

From the landing, painted timber door to:

Principal Bedroom 1

With double glazed casement window to the front of the property, extensive range of built-in wardrobes and door to:

En Suite Shower Room

With fully tiled floor and walls, shower with bi-fold glazed doors, chrome fittings and rose over, wall mounted wash hand basin with chrome mixer tap and low-level WC with built-in cistern, chrome heated towel rail and opaque double glazed casement to front elevation.

From the landing, door to:

Bedroom 2

With double glazed casement window to front elevation and with door to walk-in wardrobe with hanging rail and shelving over.

From the landing, door to:

Bedroom 3

With double glazed casement window overlooking the rear garden.

From the landing, door to:

Family Bathroom

With tiled floor and walls and a matching suite comprising a wall mounted wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and separate shower over with chrome fittings and separate handset shower attachment, bi-fold glazed shower screen. Low-level WC with built-in cistern, chrome vertical heated towel rail and recessed

ceiling spotlighting.

From the landing, door to:

Bedroom 4

With double glazed casement window overlooking the rear garden and with built-in wardrobes along one wall and central vanity position with cupboards above and below.

OUTSIDE

The property fronts onto Dudley Johnson Close with driveway to the side with clipped hedging to the front with lawn to either side of the front path with a separate pathway connecting back to the drive to the side, which in turn leads to the SINGLE GARAGE of reconstituted stone elevations under a pitched slate roof with attached loggia and terrace to the rear of the house with paved terrace and paved edged lawn with herbaceous borders surrounding with shrubs and trees.

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

AGENT'S NOTE

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

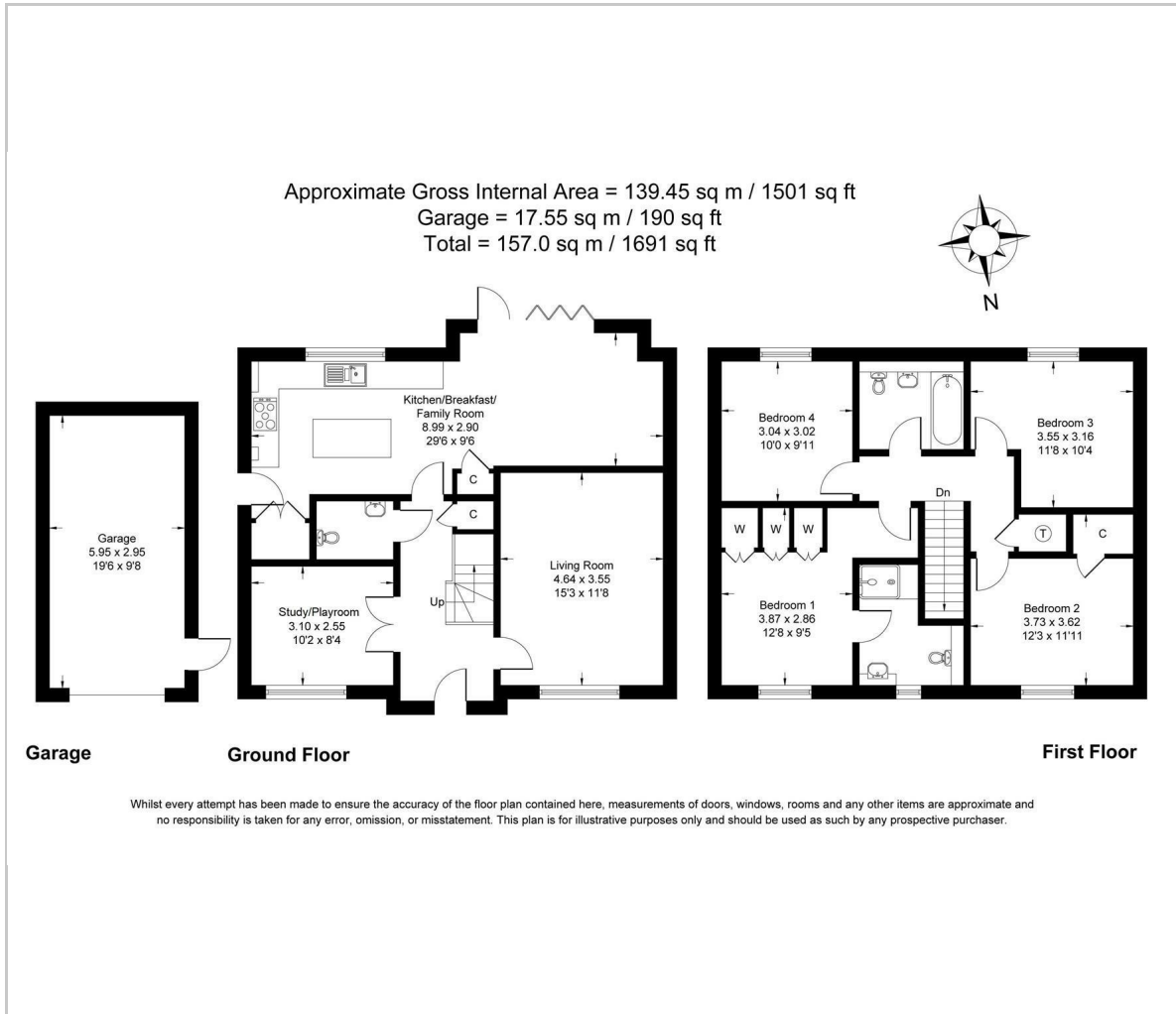
DIRECTIONS

From the Bourton office of Tayler & Fletcher proceed towards the High Street. Turn left into Moore Road and at the top turn left on to Station Road. Proceed along Station Road and The Furrows development will be found on the left hand side just before the traffic lights. Turn in to The Furrows and Dudley Johnson Close will be found after a short drive on the right hand side. As you turn into Dudley Johnson Close, No.2 is situated immediately on your left hand side.

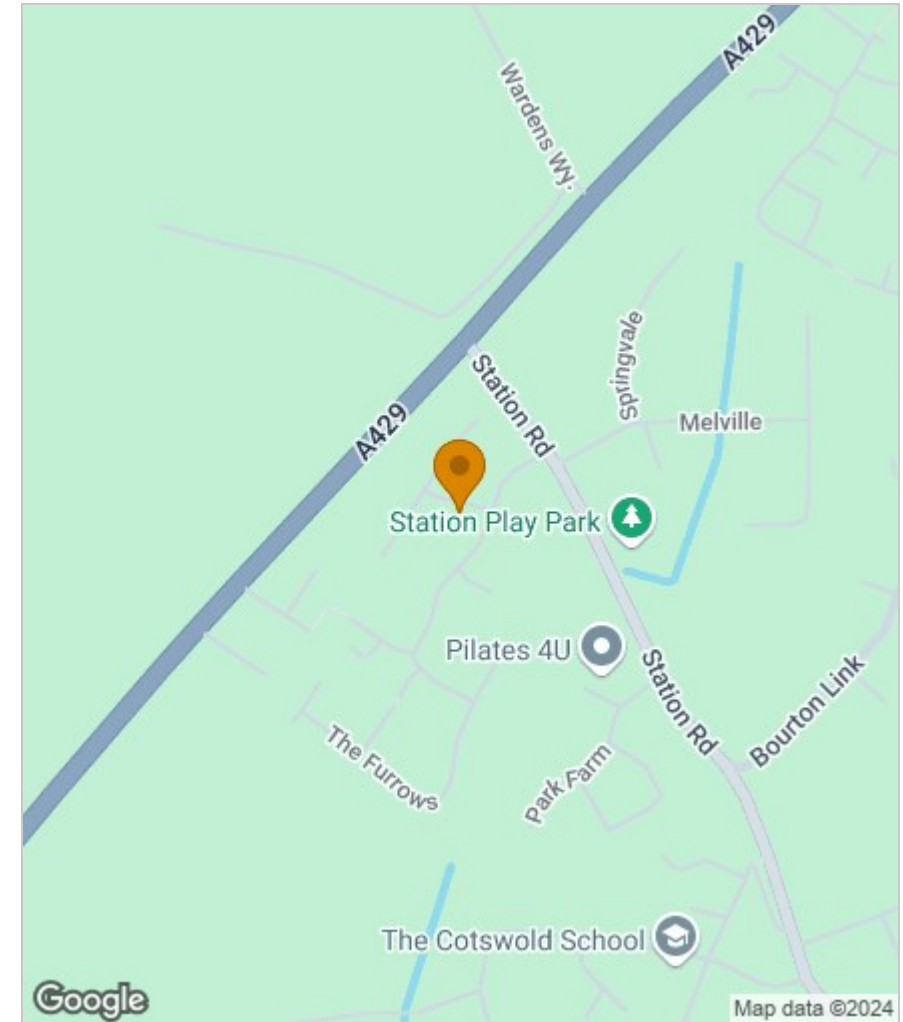
What3Words Location: space.intricate.outlines



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		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	