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# Taylor & Fletcher



2 Nethercote Drive

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

Guide Price £615,000





## 2 Nethercote Drive

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*A fine 3 bed detached property with south facing garden, driveway parking and single garage set in a sought after location a short distance from the village centre.*

### LOCATION

2 Nethercote Drive is situated in a mature residential area in the heart of the village, within walking distance of the village centre, Greystones nature reserve, the cricket green and tennis club. 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 an abundance of fine local walks and bridleways.

### DESCRIPTION

2 Nethercote Drive comprises a detached house occupying a peaceful position set back just off the Rissington Road with accommodation arranged over two floors with large open plan kitchen and dining room with French doors out to the rear garden, a utility and shower room on the ground floor together with a good sized sitting room with a deep bay window to front and a further cloakroom. On the first floor there are three bedrooms and a bathroom. The property has well tended gardens to front and rear.

### Approach

Covered entrance with outside light and opaque glazed uPVC front door with matching side panel to:

### Main Hall

With a turned staircase rising to the first floor with below stairs storage cupboard and painted timber door to:

### Cloakroom

With low-level WC, wall mounted wash hand basin with chrome mixer tap and tiled splashback and opaque double glazed casement to front elevation.

From the hall, opaque glazed panelled timber door to:

### Sitting Room

Dual aspect with wide double glazed bay window to front elevation, double glazed casement window to side elevation, coved ceiling and fireplace with a reconstituted stone hearth and fitted with a coal effect fire.

From the hall, opaque glazed panelled door through to the:

### L Shaped Open Plan Kitchen and Dining Room

With kitchen area with simply fitted kitchen with a range of built-in cupboards, timber edged worktop and one and a half bowl sink unit with chrome mixer tap and tiled splashback. Recess with built-in oven/grill, microwave and cupboards above and below. Two double glazed casement windows to rear elevation, part-coved ceiling and two wall light points.

### Dual Aspect Dining Room

With double glazed French doors leading out to the rear garden, wide double glazed casement window to front elevation, coved ceiling and wall light point. The kitchen and dining room look







out over the secluded gardens.

The kitchen leads through to the:

### Rear Hall

With separate opaque glazed uPVC door leading to the rear garden with uPVC double glazed casements to side, range of eye-level cupboards and built-in larder cupboard, tiled floor, built-in cupboard and separate painted timber door through to:

### Utility/Shower Room

With continuation of the tiled floor and sink unit with chrome mixer tap with built-in cupboard below and space and plumbing for washing machine and drier, wall mounted Worcester gas-fired central heating boiler, built-in shower with wall mounted Mira shower.

From the main hall, stairs with painted solid timber balustrade and timber hand rail rise by half landing with double glazed casement over to the:

### First Floor Landing

With access to roof space, sliding painted timber doors to eaves airing cupboard and painted timber door to:

### Bedroom 1

Dual aspect with double glazed casements to side and rear elevation, built-in wardrobe with light.

From the landing, painted timber door to:

### Bedroom 2

With double glazed casement window to front elevation and with built-in cupboard with hanging rail and shelving over.

From the landing, painted timber door to:

### Bathroom

With panelled bath with chrome mixer tap and handset shower attachment, pedestal wash hand basin with chrome

mixer tap, low-level WC with timber seat, part-tiled walls, heated towel rail and double glazed casement window overlooking the rear garden.

From the landing, painted timber door to:

### Bedroom 3

With double glazed casement window to front elevation.

### OUTSIDE

2 Nethercote Drive is approached from the end of a "No Through" road with a gravelled parking area to the front of the house leading to the front door and in turn to the integral single garage with up and over door and separate pedestrian door to the rear garden. The large front garden contains a mixture of herbaceous plants and wildflowers. Set to the rear of the property is a secluded sheltered garden enjoying a south/west aspect with shed, lawn and herbaceous plants.

### 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 F. Rate Payable for 2024/2025: £3,136.30

### DIRECTIONS

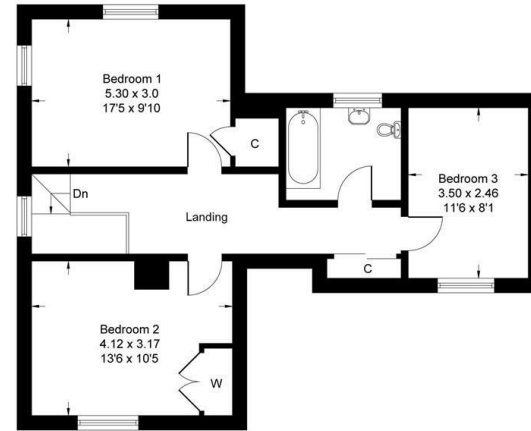
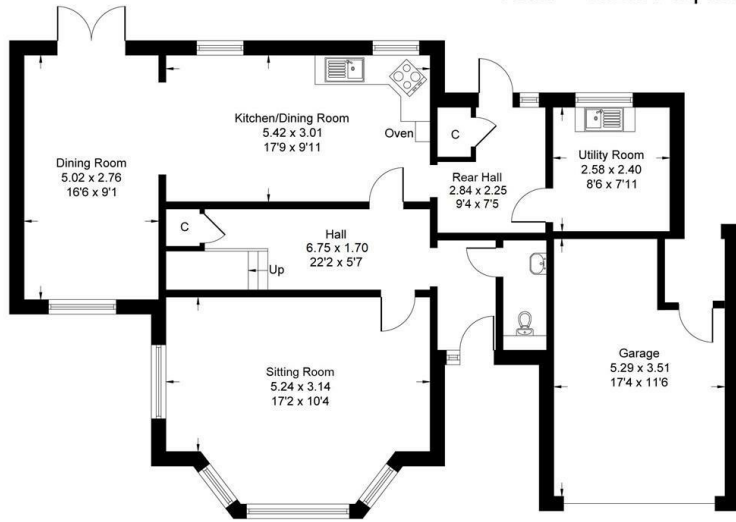
From the Bourton office of Tayler & Fletcher, proceed in an easterly direction along the High Street and at the junction bear right onto the Rissington Road. Pass Birdland and Marshmouth Lane and then turn right into Nethercote Drive where the property will be found at the end of the cul-de-sac on the right hand side.

What3Words: [cheeks.twitchy.parsnips](https://www.what3words.com/cheeks.twitchy.parsnips)

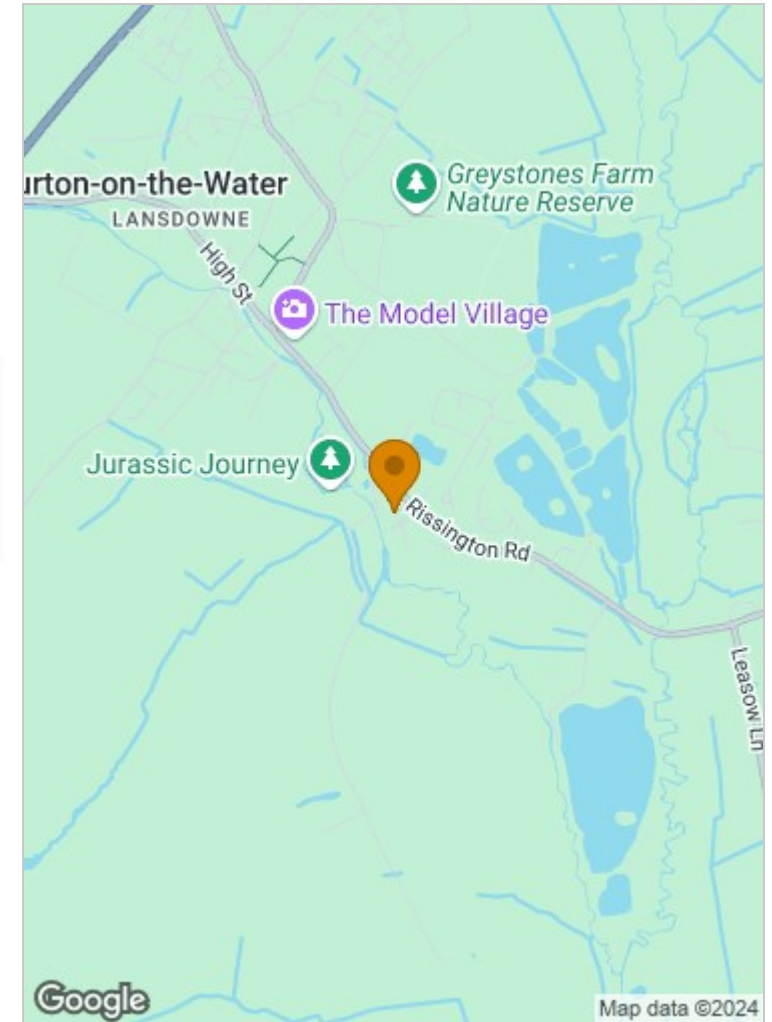


## Floor Plan

Approximate Gross Internal Area = 134.28 sq m / 1445 sq ft  
 Garage = 18.57 sq m / 200 sq ft  
 Total = 152.85 sq m / 1645 sq ft



## 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			74
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	