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# Tayler & Fletcher



Beechcroft Moore Road  
Bourton-On-The-Water, Cheltenham, GL54 2AZ  
**Guide Price £1,200,000**





# Beechcroft Moore Road

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*A beautifully presented and substantial detached family house dating from the early 1900s sympathetically extended and refurbished by the current owners and set in just under half an acre of mature gardens and grounds in a sought after central village position with easy access to all the village amenities . NO ONWARD CHAIN.*



## LOCATION

Beechcroft is set back off Moore Road in a mature residential setting in the heart of the village, a short level walk from the village centre and the Coop supermarket. Bourton provides an excellent range of local facilities including a broad 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

Beechcroft is a substantial detached village house constructed in the early 1900s of Cotswold stone elevations under a pitched reconstituted stone tiled roof with a more recent garden room extension to the rear. The accommodation has been sympathetically and extensively refurbished by the current owners and provides accommodation arranged over two floors, with a wide entrance hall, Sitting room with feature fireplace fitted with a log burning stove, a large garden room with double lantern ceiling and bi-fold doors out to the terrace and garden, formal dining room, kitchen with walk-in larder, utility and rear lobby off, giving access to the garden. On the first floor there is a principal bedroom with en-suite shower room, three further bedrooms, a family bathroom and a study overlooking the back garden. The property sits within beautifully maintained mature gardens with ample parking, two large adjoining single garages, a greenhouse and vegetable plot.

## Approach

Covered entrance with outside light and solid timber door with decorative glazed inserts leads to the:

## Hall

With Oak floor throughout, built-in cloaks cupboard, mullioned double glazed casement window to front elevation and painted timber door through to the:

## Sitting Room

With continuation of the Oak floor, deep bay window with mullioned double glazed casements to front elevation, decorative cut stone fireplace with wood burner, picture rail, recessed ceiling spotlighting and a pair of original glazed French doors leading into the:

## Garden Room

With tiled floor throughout, bi-fold doors leading out to the rear garden and Oak framed leaded light double glazed full height windows overlooking the garden and terrace to the rear, two lanterns over, recessed ceiling spotlighting and part-exposed stone walls, painted timber door through to:

## Cloakroom

With continuation of the tiled floor and decorative tiled walls, wall mounted wash hand basin with chrome mixer tap and chrome heated towel rail and low-level WC with built-in cistern.

From the garden room, separate painted timber door to:

## Workroom

With rooflight over, recessed ceiling spotlighting and built-in shelving.

From the hall, painted timber door through to the:

## Dining Room

With continuation of the Oak floor, further deep bay window with mullioned double glazed casements to front elevation with mullioned window with double glazed casements overlooking the rear drive and garden, picture rail.

From the hall, painted timber door through to the:

## Kitchen

With bespoke fitted kitchen with tiled floor, Quartz worktop with one and a half bowl sink unit with mixer tap and built-in drainer, built-in Neff dishwasher and a range of below worksurface cupboards and drawers. Further matching Range with five ring gas hob with Quartz splashback and deep brushed stainless steel extractor over, comprehensive range of below worksurface cupboards and drawers with carousel unit to the corner, range of eye-level cupboards and display shelving, three quarter height unit to one side with built-in Neff microwave, built-in refrigerator, retracting larder drawers set centrally and built-in double Neff oven/grill with cupboards above and below. Recessed ceiling spotlighting, wide double glazed leaded light casement overlooking the rear terrace and garden. Painted timber door to:

## Walk-in Larder

With shelving.

Separate painted timber door to:

## Utility Room

With Quarry tiled floor, worktop with space and plumbing for washing

machine and drier below, double glazed casement to rear elevation, wall mounted Vaillant gas-fired central heating boiler, wall mounted electricity meter and fuse box, pressurised hot water cylinder and space for further upright fridge/freezer.

From the kitchen, further painted timber door leads to the:

#### Rear Lobby

With a further door leading out to the rear garden.

From the hall, stairs with timber hand rail rise, via a half landing with double glazed casement with leaded light casement window over to the:

#### First Floor Landing

With picture rail, extensive range of built-in cupboards with pine slatted shelving, access to roof space, and from the far end, painted timber door to:

#### Principal Bedroom 1

With wide mullioned double glazed casement window to front elevation, picture rail and painted timber door to:

#### En Suite Shower Room

With tiled floor and walls, Velux rooflight over, matching suite of pedestal wash hand basin with chrome mixer tap, low-level WC with built-in cistern, vertical heated chrome towel rail and glazed door to built-in shower with chrome fittings and glazed shelf. Recessed ceiling spotlights.

From the landing, painted timber door to:

#### Bedroom 2

With painted ornate fireplace, picture rail and mullioned double glazed casement window to front elevation.

From the landing, painted timber door to:

#### Bedroom 3

With ornate painted fireplace, built-in cupboards to one side and mullioned double glazed casement window to front elevation.

From the landing, painted timber door to:

#### Guest Bedroom 4

With mullioned double glazed casement window to front elevation, picture rail and ornate painted former fireplace.

From the landing, painted timber door to:

#### Cloakroom

With patterned tiled floor, part-tiled walls and built-in cupboard with shelving, opaque double glazed casement to side elevation, low-level WC with built-in cistern, wall mounted wash hand basin with chrome mixer tap and vertical heated chrome towel rail.

Also from the landing, painted timber door to:

#### Family Bathroom

With patterned tiled floor, slipper bath with chrome mixer tap, pedestal wash hand basin and deep glazed shower cubicle with folding glazed panel and chrome fittings, opaque double glazed casement window to rear elevation, tiled walls and radiator with chrome heated towel rail.

From the landing, painted timber door to:

#### Study

With double glazed casement window overlooking the rear garden, built-in shelving and picture rail.

#### OUTSIDE

Beechcroft is approached from Moore Road via a pair of substantial bespoke timber gates leading to an extensive gravelled parking area with herbaceous beds to either side and a Cotswold stone wall to the front and in turn leading to the gravelled driveway leading to the front door. The gravelled driveway continues past the side of the house leading to a further gravelled parking area and two substantial SINGLE GARAGES with painted timber front doors, one of stone elevations under a pitched plain tile roof and the second Oak framed timber clad garage to the side.

Set immediately to the rear of the house is a paved terrace and a gravelled border with a Lavender bed and pathway interconnecting to the principal gardens, laid mainly to lawn with a number of specimen shrubs and plants and a GREENHOUSE to one corner with raised beds forming a vegetable garden and further herbaceous borders. There is access to either side of the house.

Set to the rear of the house and approached via a painted timber door is the:

#### Gardener's Cloakroom

With Quarry tiled floor, high-level WC and wall mounted wash hand basin.

Adjacent and approached via a separate painted timber door is the:

#### Gardeners Store Cupboard

#### 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 G. Rate Payable for 2024/ 2025: £3,618.82

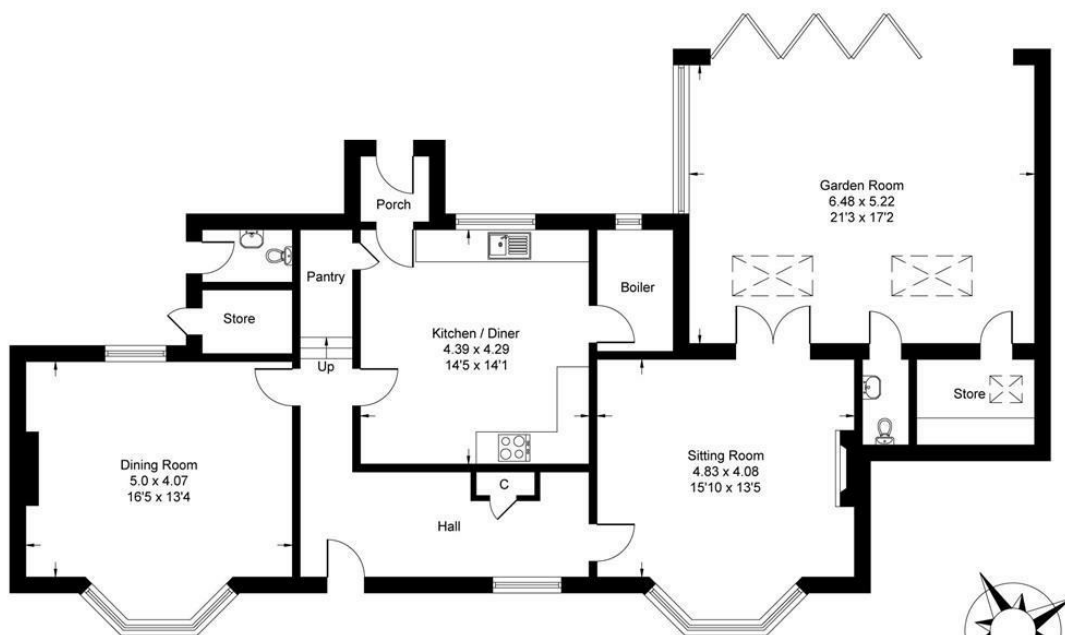
#### DIRECTIONS

From the Bourton Office proceed down the High Street towards the village green, turning left into Moore Road. Proceed along Moore Road where the property will be found on the left hand side, opposite the Doctors Surgery.

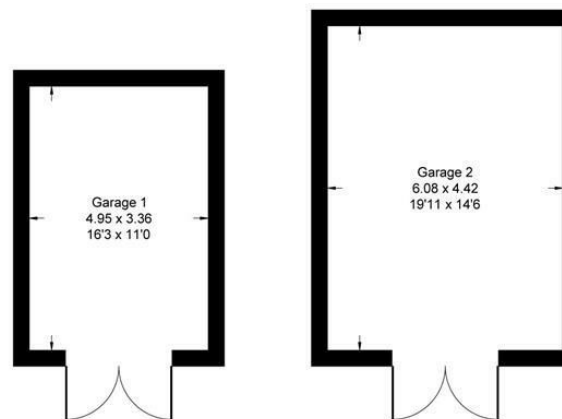
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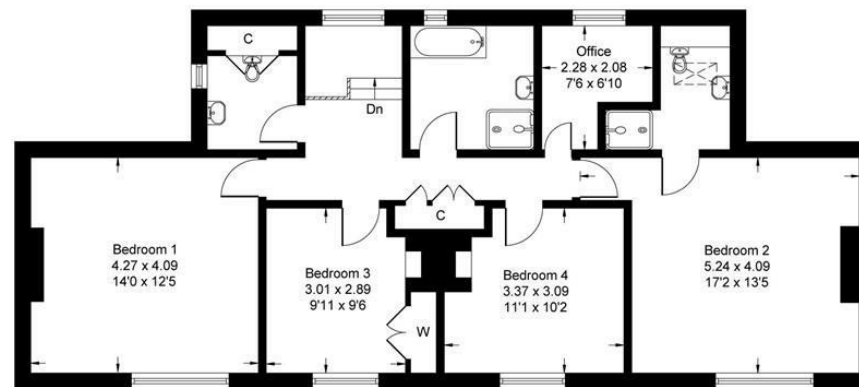
Approximate Gross Internal Area = 218.76 sq m / 2355 sq ft  
 Garage = 43.51 sq m / 468 sq ft  
 Total = 262.27 sq m / 2823 sq ft



Ground Floor



Garage



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(69-80) C		57	
(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	