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# Tayler & Fletcher



20 Letch Hill Drive  
Bourton-On-The-Water, Cheltenham, GL54 2DQ  
Guide Price £445,000







## 20 Letch Hill Drive

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

*A substantial detached 3 bedroom bungalow set in a convenient and peaceful position on the southern side of the village, a short level walk from the village centre.*

### LOCATION

Letch Hill Drive is situated in a mature residential area in the heart of the village, a short level 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

20 Letch Hill drive comprises a substantial detached bungalow occupying a peaceful and mature position at the end of the cul-de-sac close to the village centre. The property would benefit from some updating and improvement and offers further potential for extension and/or alteration subject to any necessary consents. There are good sized front and rear gardens and with a separate single garage to the side. There is loft access and a part boarded and clad first floor room and dormer window already in situ.

### Approach

Upvc double glazed front door with matching panels to either side to:

### Entrance Porch

With outside light and opaque glazed paneled timber door to:

### Hall

With access to roof space and door to cloaks cupboard with hanging rail. Wall mounted central heating thermostat and door to:

### Bedroom One

With double glazed casement window to the front elevation, coved ceiling. Door to built in cupboard with hanging rail and shelf over.

From the hall, timber door to:

### Bedroom Two

With wide double glazed casement window to front elevation, coved ceiling.

From the hall, timber door to:

### Bedroom Three

With double glazed casement window to side elevation.

From the hall, timber door to:

### Shower Room

With inset oval wash hand basin with chrome mixer tap, low level WC with built in cistern, chrome heated towel rail and tiled walls. Opaque double glazed window to side elevation. Corner shower cubicle with glazed door and chrome fittings.

From the hall, timber door through to:

### Sitting Room

With stone fireplace and hearth with display niche and timber mantle. Built in gas coal effect fire (currently inoperative). Four wall light points. Double glazed casement window and sliding doors to:

### Conservatory

With reconstituted stone dwarf walls with double glazed casements over with central french doors



leading out to the rear garden. Mono pitched translucent roof over.

From the hall, timber door through to the:

### **Kitchen/Dining Room**

With fitted kitchen comprising one and a half bowl stainless steel sink unit with chrome mixer tap set in a worktop with tiled splash back. Four ring halogen hob, comprehensive range of below work surface cupboards and drawers, built in washing machine and three quarter height unit to one side with built in Neff double oven and microwave. Built in refrigerator and freezer, range of eye level cupboards and extractor over hob. Recessed worktop lighting and recessed ceiling spotlights. Double glazed casement to rear elevation and double glazed french doors leading out to the rear garden.

### **OUTSIDE**

No. 20 is set to the far end of Letch Hill Drive with a dwarf reconstituted stone wall to the front and side with a low maintenance front garden with central path leading up to the front door.

Graveled parking area and driveway leading down past the side of the house and in turn leading to a SINGLE GARAGE with up and over door, double glazed casement to side elevation and attached storage building.

The rear garden is paved throughout with reconstituted stone dwarf walls with retained beds and borders with a number of shrubs and plants and an ornate central circular feature. There is a separate pedestrian gate leading out to the footpath to the rear.

### **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 D. Rate Payable for 2024/ 2025: £2,171.29.

### **DIRECTIONS**

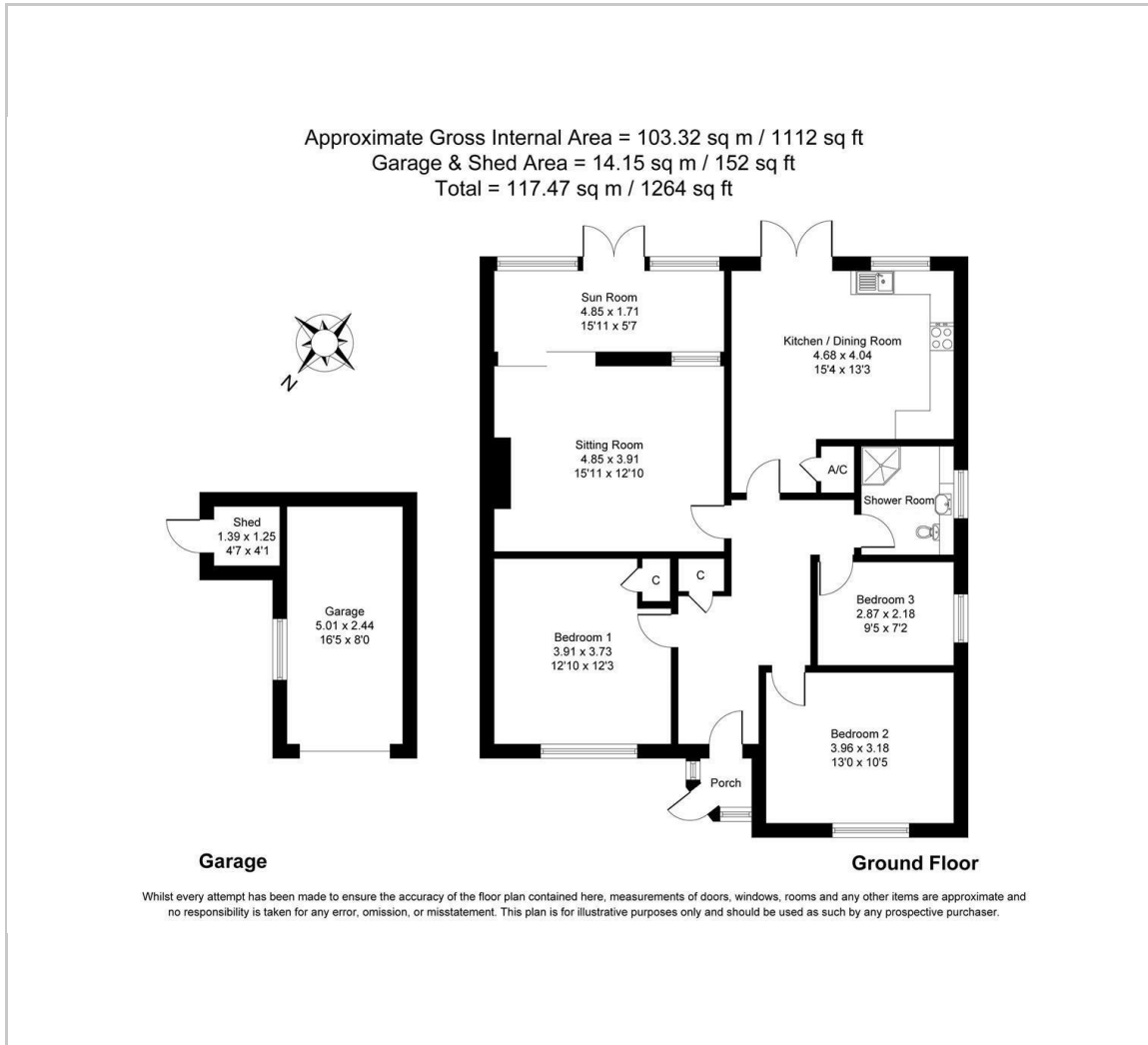
From the Bourton office of Tayler & Fletcher proceed down the High Street into the village green. Opposite The Chip Shed turn right into Victoria Street passing over the bridge, continue along Victoria Street into Victoria Terrace and proceed straight on up the bend into Letch Hill Drive and No. 20 will be found after a short distance on the left hand side.

What3Words: bulb.magazines.rail





## 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		
(81-91)	B		79
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			