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Tayler & Fletcher



Manor Cottage, Moore Road
Bourton-On-The-Water, Cheltenham, GL54 2AZ
Guide Price £540,000





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An extended 3 bedroom semi-detached Cotswold stone cottage set in a convenient central village location with parking, single garage and a large garden. NO ONWARD CHAIN

LOCATION

Manor Cottage 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

Manor Cottage comprises a substantial semi-detached Cotswold stone cottage believed to date from the 1920s with accommodation arranged over two floors comprising a hall, sitting room, garden room/conservatory, dining room and kitchen/breakfast room with a cloakroom off. On the first floor there are three good sized double bedrooms together with a bathroom and separate cloakroom. There is a small front garden, driveway to the side and a single garage and set beyond is a large level garden laid mainly to lawn with a number of shrubs and trees. The property is generally tidily presented but offers scope for some updating and further improvement.

Approach

Solid timber front door with opaque glazed leaded light insert and canopy over to:

Entrance Hall

With quarry tiled floor and stairs rising to first floor. Painted timber door through to:

Dining Room

With mullioned leaded light casement to front elevation with secondary glazing. Former fireplace with stone hearth and timber mantle over. Built in cupboards with painted timber doors to the side, picture rail and interconnecting painted timber door through to the:

Kitchen

Fitted kitchen comprising Corian worktop with drainer and stainless steel inset sink with chrome mixer tap. Four ring electric hob with extractor over, range of below work surface cupboards and drawers, pair of eye level cupboards and glazed window through to the garden room. Eye level cupboards, mullioned window with leaded lights and secondary glazing to rear elevation, space and plumbing for washing machine. Tiled worktop with timber edging and three quarter height unit with built in Neff oven/grill. Cupboards above and drawers below, space for upright fridge/freezer and small breakfast bar. Worcester gas fired central heating boiler and time clock. Recessed below stairs storage cupboard.

From the kitchen, painted timber door to:

Rear Lobby

With solid timber door with glazed insert through to the rear garden. Separate painted timber door to:

Cloakroom

With low level WC with timber seat and mullion window with opaque leaded light to rear elevation.

From the hall, painted timber door to:

Sitting Room

With wide mullioned window with leaded lights and secondary glazing. Fireplace with brick surround, tiled hearth and timber mantle over. Coved ceiling, three wall light points and archway

through to library area with part painted timber wall and glazed door through to the:

Rear Garden Room

With mullioned casement to side elevation, part painted stone wall and wide archway interconnecting with the:

Conservatory

With double glazed pitched roof with double glazed walls and dwarf walls. Pair of french doors with double glazing leading out to the rear terrace and garden beyond. Two wall lights.

From the hall, stairs with timber handrail rise to the:

First Floor Landing

With painted timber door to:

Bedroom One

With mullioned leaded light casement to front elevation with secondary glazing. Painted door to recessed built-in cupboard.

From the landing, painted timber door to:

Bathroom

With matching suite of paneled bath with chrome mixer tap and handset shower attachment with tiled surround, corner built-in shower and vanity unit with oval wash hand basin and chrome taps and built-in cupboards below. Cork floor, heated towel rail and mullioned leaded light window with secondary glazing to rear elevation. Recessed ceiling spotlighting.

From the landing, painted timber door to:

Cloakroom

With low level WC with timber seat, wash hand basin with chrome taps and built-in cupboards below.

From the landing, painted timber door to:

Bedroom Two

With mullioned window with leaded lights and secondary glazing to the front elevation. Painted timber door to built-in cupboard with shelving and further built-in cupboards with sliding doors, hanging rails and shelving over.

From the landing, painted timber door to:

Bedroom Three

Set to the rear of the house with mullioned window with crittall inserts and secondary glazing and a lovely view out over the rear garden. Circular feature window with double glazed casement to side elevation. Built-in airing cupboard with foam lagged hot water cylinder and pine slatted shelving.

OUTSIDE

Manor Cottage is approached from Moore Road with a driveway to the side and Cotswold stone walls to the front with a central Oak pedestrian gate and a pathway leading up to the front door. The front garden is laid mainly to lawn with borders surrounding. The driveway continues past the side of the house and in turn leads to a SINGLE GARAGE with up and over door and pedestrian access to the side. An adjoining pedestrian gate leads to the terrace set to the rear of the house and in turn to the west facing garden which extends to approximately 0.16 of an acre. The garden is laid mainly to lawn with a number of specimen trees including an Atlantic Blue Cedar and a number of herbaceous shrubs and plants. There is a dilapidated shed to one end.

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

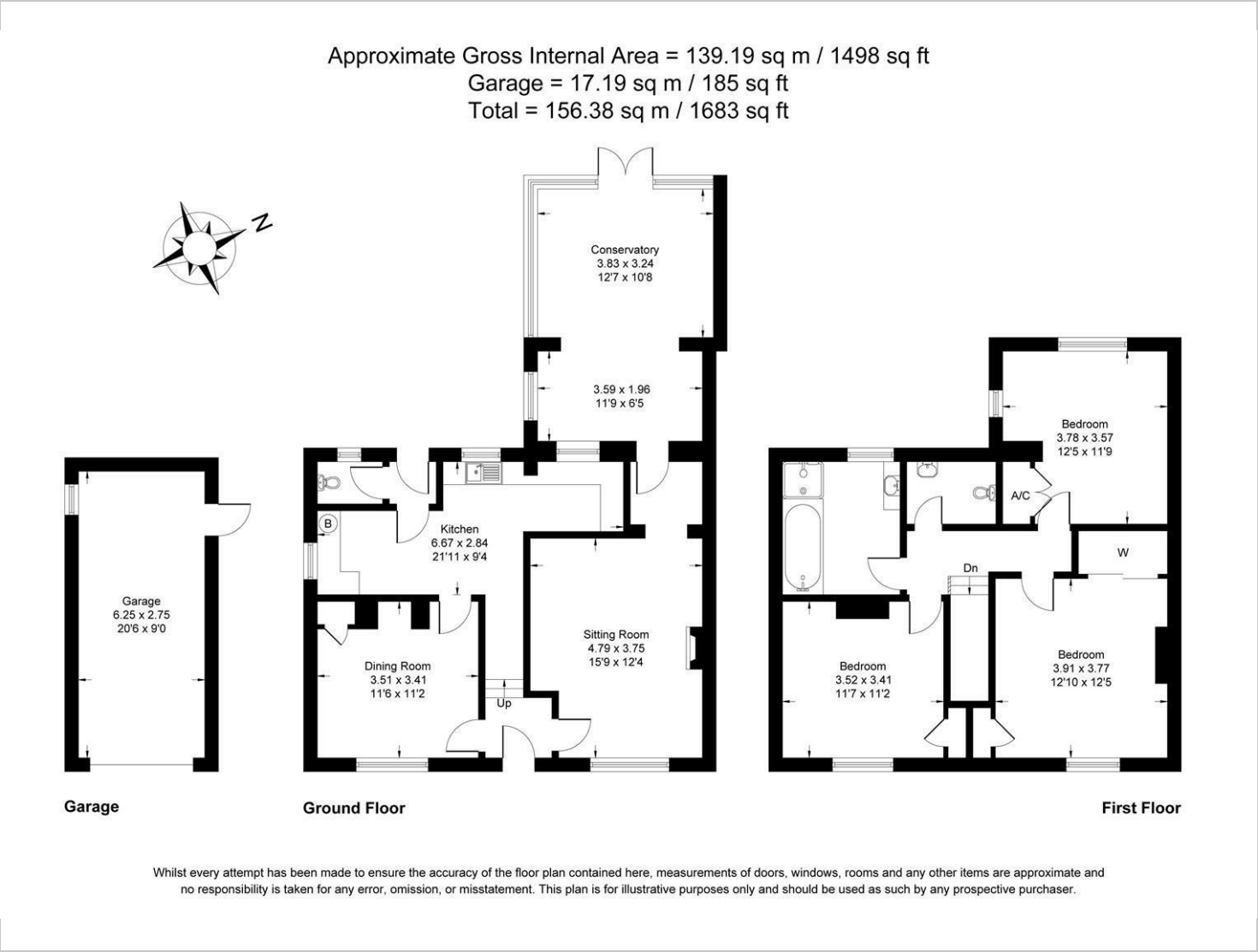
DIRECTIONS

From the Bourton Office of Tayler & Fletcher proceed down the High Street towards the village green, turning left into Moore Road. Proceed along Moore Road where the property will be found after a short distance set back on the left hand side.

What 3 Words Location: factories.saddens.vowed



Floor Plan



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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Area Map



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC