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# Tayler & Fletcher



7 Gorse Close

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

**Guide Price £595,000**





## 7 Gorse Close

**Bourton-On-The-Water, Cheltenham, GL54 2EG**

*A substantial four bedroom detached house with attached garage, set in a popular and peaceful mature residential setting on the edge of the village. NO ONWARD CHAIN.*

### LOCATION

Gorse Close is situated in a mature residential area on the edge of the village, within a walkable distance of 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

7 Gorse Close comprises a substantial detached house occupying a prominent position at the head of the Cul-de-Sac and constructed of reconstituted stone elevations under a pitched tiled roof. The accommodation which would benefit from some updating is arranged over two floors to provide a double aspect sitting room, separate dining room, kitchen and garden room on the ground floor with a cloakroom and integral single garage. On the first floor there are four bedrooms and a bathroom. The property has a good sized garden and occupies a good mature setting on the edge of the village.

### Approach

Gabled entrance porch with uPVC front door to:

### Entrance Hall

With double glazed casement window to front elevation, opaque glazed door and matching panel to the:

### Hall

With stairs rising to the first floor, door to built-in cupboard and door to:

### Cloakroom

With low-level WC, wall mounted wash hand basin and opaque double glazed casement to rear elevation and recess for cloaks.

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

### Sitting Room

Enjoying a double aspect with wide double glazed casement windows to front and rear elevations with central fireplace currently fitted with a gas fire, two wall light points, coved ceiling.

From the hall, door to:

### Dining Room

With wide double glazed casement window to front elevation, two wall light points and serving hatch back to the kitchen.

From the hall, door to the:

### Kitchen

With a fitted kitchen comprising worktop with stainless steel sink unit with chrome mixer tap and separate drinking water tap, four ring Neff gas hob, a comprehensive range of below worksurface cupboards and drawers and matching three quarter height unit to one side with double oven/grill with housemaids cupboard to one side with retracting storage. A range of eye-level cupboards and extractor over hob. Central matching island unit with built-in cupboards and further matching worktop with built-in cupboards below and eye-level shelving over and to one corner, a built-in cupboard housing the fuse box. Wide double glazed casement overlooking the rear elevation and the garden. Tiled splashback.

From the kitchen, timber door with double glazed panels leads to the:







### Garden Room

With separate uPVC double glazed door to the front elevation, tiled floor, double glazed casements and French doors leading out to the garden and utility unit with worktop, tiled splashback, stainless steel sink unit with chrome mixer tap and space and plumbing for washing machine, built-in cupboards below. Further timber door to built-in storage and separate timber door to:

### Single Garage

With separate up and over single door leading out to the front drive and eaves storage with loft ladder.

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

### Half Landing

With double glazed window overlooking the rear garden and continue to the:

### Main Landing

With access to roof space and double glazed casement window to the front of the property and painted timber door to:

### Bedroom 1

With wide double glazed casement window overlooking the rear garden.

### Bedroom 2

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

### Bedroom 3

With wide double glazed casement window to the front of the property.

From the landing, door to:

### Bathroom

With panelled bath, pedestal wash hand basin, low-level WC, tiled walls, wall mounted Triton shower (not operational) over bath and door to built-in cupboard housing the recently fitted Worcester gas-fired central heating boiler.

From the landing, doorway to:

### Bedroom 4

With double glazed casement window overlooking the rear garden and built-in wardrobes with sliding doors, shelving and hanging rail.

### OUTSIDE

Number 7 Gorse Close is approached from the head of Gorse Close with a tarmac driveway leading in turn to the SINGLE GARAGE with parking for several cars and a path leading to the front door. The path continues to the side of the property with a lawned area and mature Heather with a gate leading around to the rear of the property with an extensive paved terrace with raised beds and laid mainly to lawn with a further paved terrace to the rear of the garage and garden room.

### 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

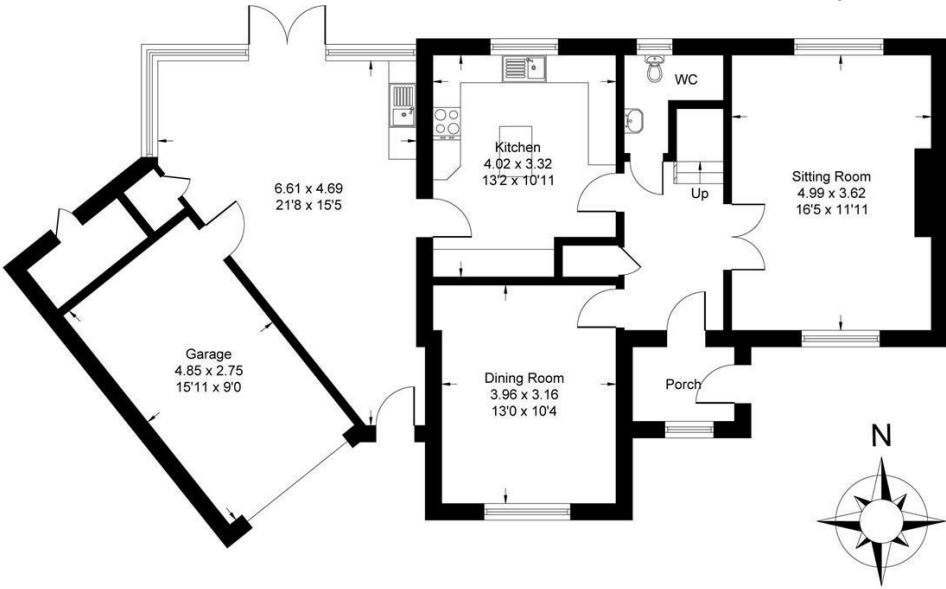
From the Bourton office of Tayler & Fletcher proceed down the High Street through the Green. At the junction bear right on to Rissington Road, passing Birdland on the right hand side. Proceed down Rissington Road and take the left turn for Gorse Close just before the edge of the village. Follow Gorse Close to the end of the cul-de-sac where number 7 will be found in front of you.

What3Words: prowling.headliner.blacken

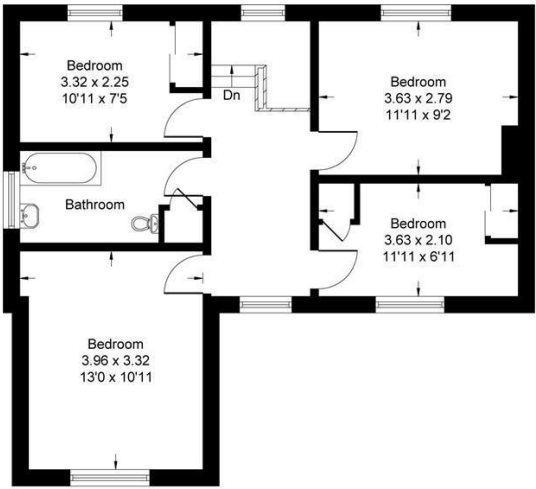


Floor Plan

Approximate Gross Internal Area = 137.97 sq m / 1485 sq ft  
Garage = 17.18 sq m / 185 sq ft  
Total = 155.15 sq m / 1670 sq ft



Ground Floor



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.

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.

Area Map

