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Tayler & Fletcher



Serendipity, 19 The Gorse
Bourton-On-The-Water, Cheltenham, GL54 2EJ
Guide Price £725,000



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A beautifully presented and recently extended detached house with light and spacious accommodation arranged over two floors set in a peaceful and popular location on the edge of the village.

LOCATION

19 The Gorse 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

19 The Gorse comprises a beautifully presented detached house substantially extended and refurbished during the current ownership and providing light and spacious accommodation over two floors. On the ground floor there is an impressive bespoke fitted kitchen interconnecting with a large vaulted dining and seating area with French doors out to the garden, a large sitting room with cut stone fireplace, 2 ground floor double bedrooms and a bathroom and utility. On the first floor is the primary suite with wide landing with ample wardrobes, a double bedroom and a separate bathroom with roll top bath. The house is set back with a good front garden, ample parking and a detached garage/workshop to the side and rear, together with a private rear garden.

Approach

Front door with decorative glazed inserts and double glazed panel to side to:

Entrance Hall

With three quarter height double glazed casements to side, tiled floor and solid painted timber front door with diamond glazed insert and matching panel to side to:

Hall

With stairs rising to first floor, Limestone tiled floor, recessed ceiling spotlighting and painted timber door to airing cupboard with pine slatted shelving and continuation of the tiled floor. A pair of glazed painted timber French doors to the:

Sitting Room

With cut stone fireplace fitted with a gas coal-effect fire, double glazed bay window to front elevation, part panelled walls to dado height, ornate built-in dresser with cupboards and display shelving, recessed ceiling spotlighting.

From the hall, painted timber door through to the:

Kitchen/ Dining Room

With continuation of the Limestone floor and comprising kitchen and dining areas. The kitchen area with bespoke fitted kitchen with Granite worktops and breakfast bar, dual bowl ceramic sink unit with flexible chrome mixer tap, a comprehensive range of below worksurface cupboards and drawers, space for Range style cooker, ornate tiled splashback and extractor over hob with a range of eye-level cupboards over, worktop lighting, recessed ceiling spotlighting and ornate plinth over hob. A further built-in cupboard housing the Worcester Bosch gas-fired central heating boiler and Limestone flooring throughout and archway interconnecting through to the dining area with bi-fold doors to the rear garden and wide double glazed casement window overlooking the rear garden. Velux roof lights and recessed ceiling spotlighting the dining area with vaulted ceiling and part decorative panels to dado height.

From the hall, painted timber door to:

Utility Room

With Limestone floor, space and plumbing for washing machine, tiled walls, recessed ceiling spotlight.

From the hall, solid painted timber door to:





Bedroom 1

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

From the hall, painted timber door to:

Bedroom 2

With wide double glazed casement window overlooking the rear garden, recessed ceiling spotlighting and coved ceiling.

From the hall, painted timber door to:

Bathroom

With continuation of the Limestone floor, a matching suite of panelled bath with chrome mixer tap and further chrome shower over with chrome fittings and glazed shower panel, inset oval wash hand basin with chrome mixer tap and built-in cupboards below, low-level WC with built-in cistern, part-tiled walls, chrome vertical heated towel rail, recessed ceiling spotlighting and two wall light points. Opaque double glazed window overlooking the rear garden.

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

First Floor Landing

With deep Velux rooflight to rear elevation and recessed ceiling spotlighting, two pairs of timber double doors leading to extensive eaves wardrobe cupboards and storage.

From the landing, painted timber door to:

Bedroom 3

With double glazed casement window to front elevation and Velux rooflight to rear elevation, recessed ceiling spotlighting.

From the landing, painted timber door to:

Family Bathroom

With bespoke tiled floor and walls, a matching suite with roll top bath with chrome mixer tap with handset shower attachment, low-level WC with timber seat, pedestal wash hand basin and radiator with chrome heated towel rail. Recessed ceiling spotlighting and Velux rooflight to rear elevation.

OUTSIDE

No. 19 The Gorse is approached via a pavioured

drive leading to the DETACHED SINGLE GARAGE and WORKSHOP to the side with electric roller door and a separate pedestrian door to the side of reconstituted stone elevations under a pitched plain tiled roof. The pavioured drive also swings to the front of the house with a deep lawn to the front with sculpted herbaceous border and clipped box and in turn leading to the front door. Set to the rear of the property is a private rear garden with paved terrace immediately to the rear of the house and the remainder of the garden being laid to lawn with clipped box hedging and close board timber fencing surrounding.

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

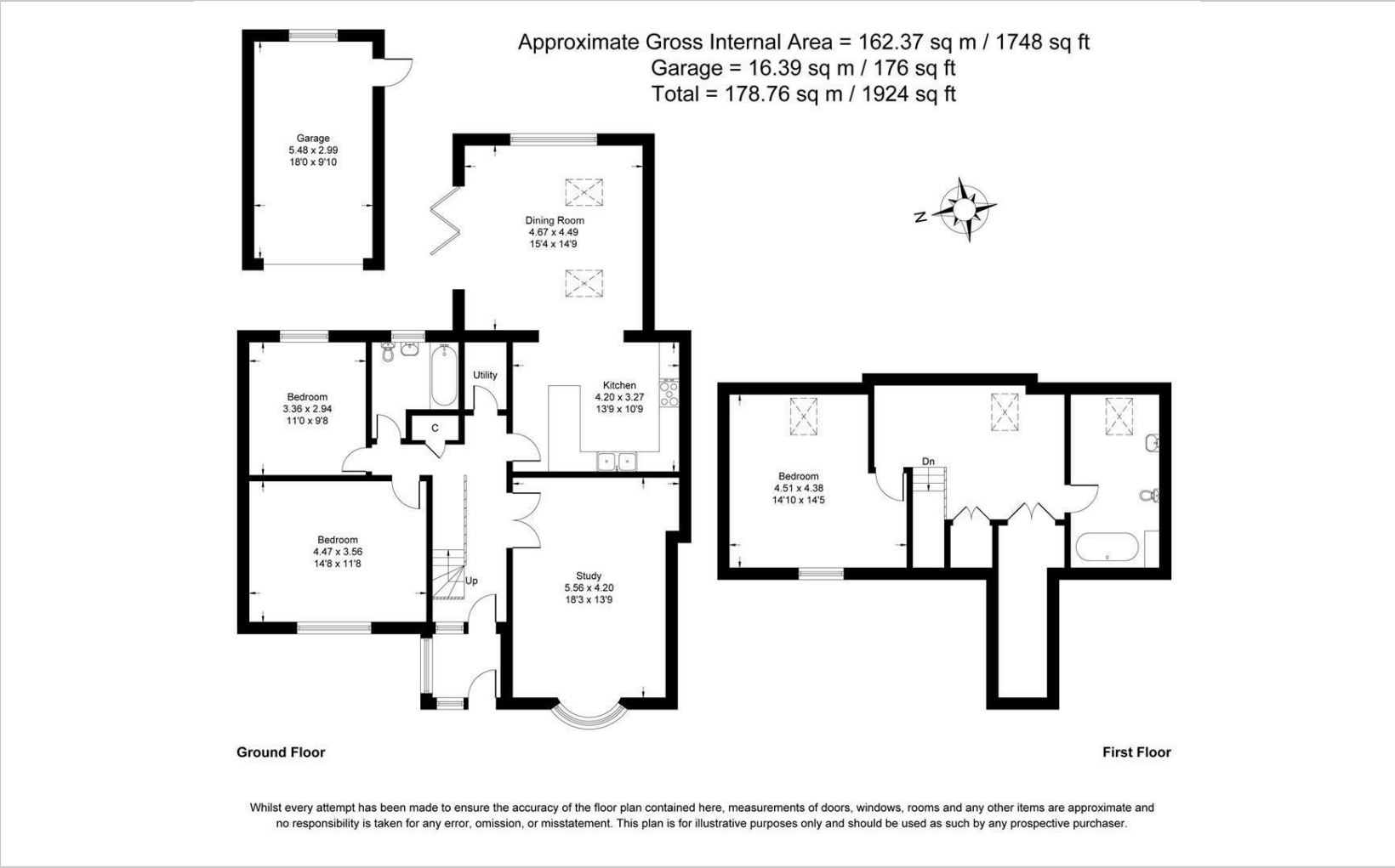
DIRECTIONS

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 around to the left and this will lead to The Gorse and No.19 will be found after a short distance on the right hand side.

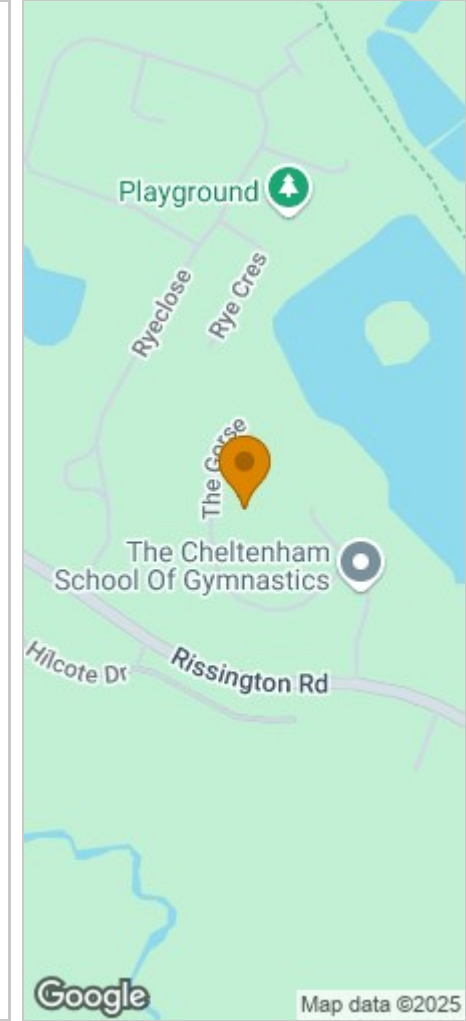
What3Words: eggplants.replace.truffles



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

