

established 200 years

# Tayler & Fletcher



4 Gorse Close

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

**Guide Price £615,000**





## 4 Gorse Close

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

*A substantial detached family house occupying a peaceful and mature setting and offering further potential for improvement or alteration subject to any necessary consents. With no onward chain.*

### LOCATION

4 Gorse Close is situated in a mature residential area on the edge of the village, within a reasonable walking distance of the village centre and all the village amenities. 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

No.4 Gorse Close comprises a substantial detached house of reconstituted stone elevations under a pitched tiled roof and occupying a peaceful and mature setting on the edge of the village. The property is generally very well presented and does offer some scope for further updating and improvement as desired. The accommodation is currently arranged over two floors and comprises a separate sitting room, dining room and kitchen/breakfast room on the ground floor together with a cloakroom side passageway/utility area and attached single garage. On the first floor there is a family bathroom and four bedrooms the principal bedroom having a small ensuite WC. There is a pleasant front garden, with driveway parking and a good sized private rear garden, with raised seating area.

### Approach

Painted timber front door with glazed insert and outside light to:

### Entrance Hall

with quarry tiled floor, double glazed casements to front and side elevations and solid oak door with opaque glazed inserts and matching panels to side to:

### Hall

with stairs rising to first floor, door to built in cupboard housing the Johnson and Starley gas fired central heating boiler to:

### Cloakroom

with low level WC, wall mounted wash hand basin with tiled splash back with recess below stairs for cloaks. From the hall a pair of opaque glazed French doors leads through to:

### Sitting Room

with double aspect with double glazed bay window to front elevation and double glazed sliding doors leading out to the south facing terrace and garden. Fire place fitted with gas fire, coved ceiling and two wall light points. From the hall, door to:

### Dining Room

with wide double glazed casement window to front elevation, coved ceiling and access service hatch to kitchen. From the hall, door to:

### Kitchen/breakfast room

with wide double glazed casement window overlooking the rear garden. Simply fitted kitchen with stainless steel sink unit with dual drainer, range of built in cupboards and drawers below. Space and electric cooker point. Space for refrigerator, range of eye level cupboards and further matching unit with built in cupboards and housemaids cupboard to one side and fitted shelving over. Serving hatch to dining room and separate door to side passageway/utility area. From the hall stairs with timber hand rails and half landing rise to:







### First Floor Landing

with access to roof space via a loft ladder, double glazed casement windows to front and rear elevations and door to:

### Bedroom 1 (front)

with double glazed casement window overlooking the front of the property and with sliding door to ensuite with low level WC, wall mounted wash hand basin with tiled splash back.

From the landing door to:

### Family Bathroom

with matching suite of tiled paneled bath with chrome mixer tap and wall mounted shower attachment, pedestal wash hand basin, low level WC, part tiled walls. Opaque double glazed casement to side elevation and door to airing cupboard with foam lagged hot water cylinder with pine slatted shelving.

From the landing door to:

### Bedroom 2

with wide double glazed casement window to rear elevation and built in wardrobe cupboard.

From the landing door to:

### Bedroom 3

with double glazed casement window overlooking the rear garden and built in cupboard.

From the landing door to:

### Bedroom 4 (front)

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

### Outside

The property is approached from the cul-de-sac via a tarmac driveway with parking for a number of cars with a wide lawn to the front with herbaceous border surrounding and in turn leading via a path to the front door. There is a further side door leading to the side passageway and also a single up and over door leading to the ATTACHED SINGLE GARAGE. Approached either from the side door or door from the kitchen/breakfast room is the side passageway with tiled floor and comprising the utility area with stainless steel sink unit with circular sink and drainer with worktop, plumbing for washing machine, built in cupboard to side and opens out to a wider seating area with double glazed full height windows overlooking the rear garden and

a separate UPVC door to the garden.

There is an integral single garage with an electric roller door and there is a further solid timber door leading to a small covered storage area with corrugated roof and separate pedestrian door leading out to the rear garden.

The rear garden may be approached to the side of the property or alternatively via the sliding door from the sitting room or door from the utility area with a paved terrace across the rear of the house and a raised terraced seating area to the side. The rear garden enjoys a lovely southerly aspect and being laid to lawn with clipped evergreen hedging and shrubs and plants 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](http://www.cotswold.gov.uk).

### COUNCIL TAX

Council Tax band F. Rate Payable for 2025/ 2026: £3,297.88

### DIRECTIONS

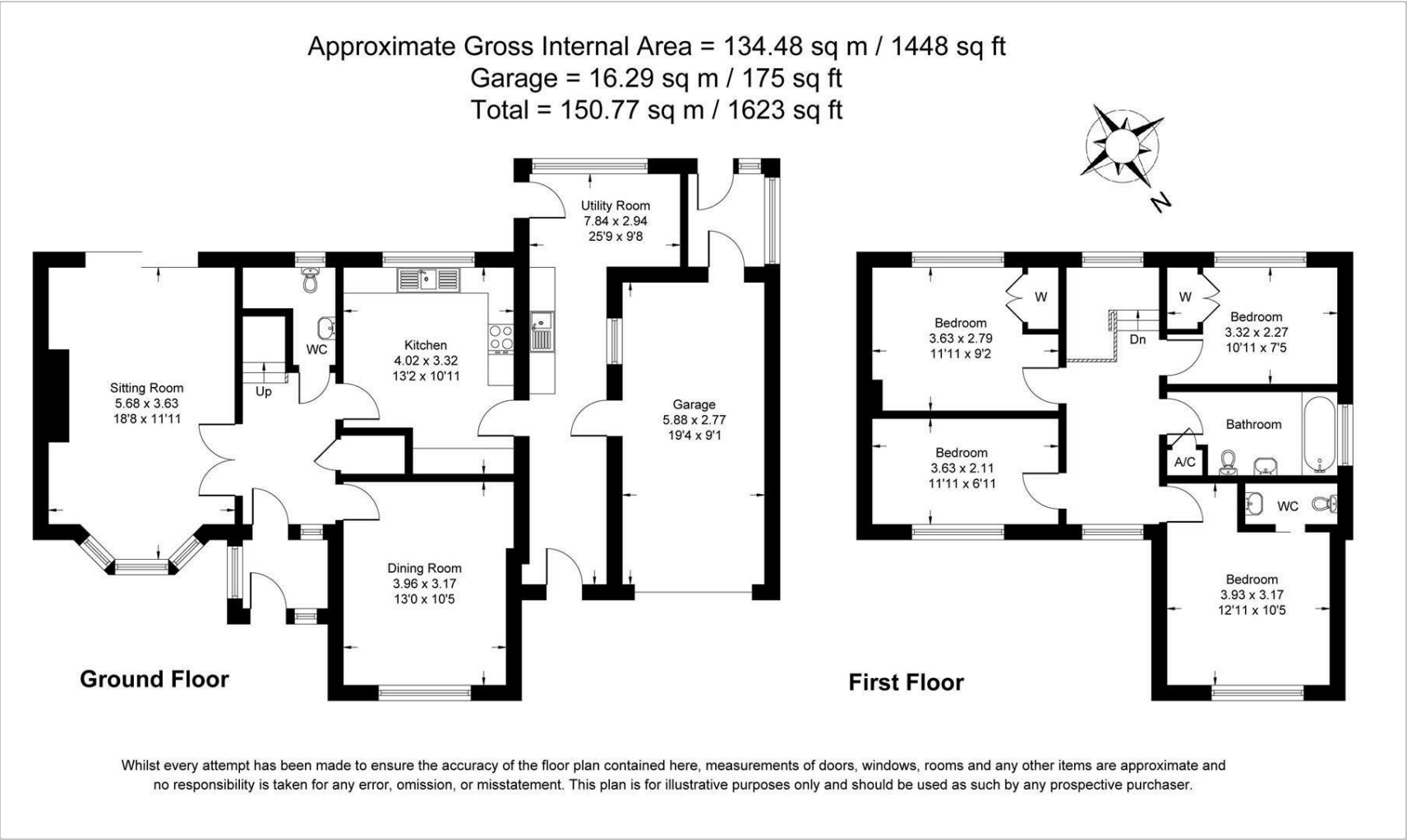
From the Bourton office of Tayler & Fletcher proceed down the High Street through the Green. At the junction bear right on to Rissington Road, passing Birdland on the right hand side. Proceed down Rissington Road and take the left turn for Gorse Close just before the edge of the village. Follow Gorse Close and number 4 will be found itowards the end of the left hand side just after going past 'The Gorse' turning.

What3Words: [///removable.nickname.quiet](https://www.what3words.com/#!/removable.nickname.quiet)



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

