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Tayler & Fletcher



1 Woodpecker Close
Bourton-On-The-Water, Cheltenham, GL54 2RS
Guide Price £485,000



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A well presented 4 bedroom detached house set in a popular residential setting a short level walk from all the village amenities with a detached single garage, garden and parking.

LOCATION

Woodpecker Close is situated in a modern residential area on the edge of the village. 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. 1 Woodpecker Close comprises a beautifully appointed detached house of reconstituted stone elevations under a tiled roof and occupying a good central position within this popular development on the edge of the village. The accommodation is well planned and laid out over two floors with a kitchen/dining room across the rear of the house with French doors out to the garden. A further sitting room to the front and a cloakroom and utility on the ground floor. On the first floor there is a master bedroom with en suite, three further bedrooms and a family bathroom. Set to the side of the property is ample driveway parking leading in turn to a detached single garage of reconstituted stone elevations under a slate roof.

Approach

Covered entrance with outside light and front door with opaque double glazed insert to:

Entrance Hall

With Karndean floor and stairs rising to the first floor, painted door to below stairs storage cupboard, further door to:

Walk-in Utility

With worktop and space and plumbing for washing machine and drier with a pair of cupboards over, one housing the Ideal gas-fired central heating boiler. Continuation of the Karndean floor.

From the hall, further painted door to:

Cloakroom

With continuation of the flooring with wall mounted wash hand basin with tiled splashback, low-level WC and opaque double glazed window to front elevation.

From the hall, painted door to:

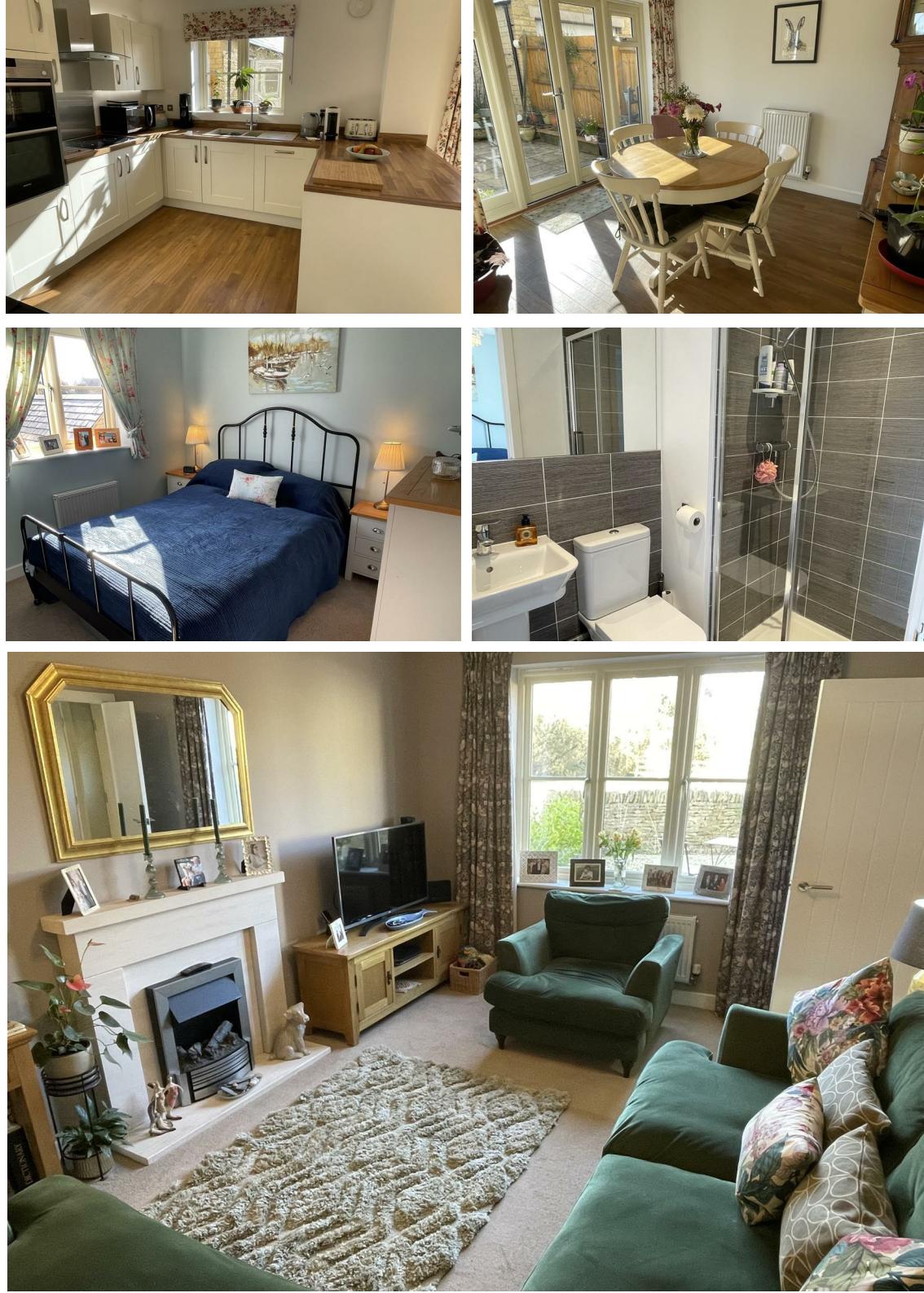
Sitting Room

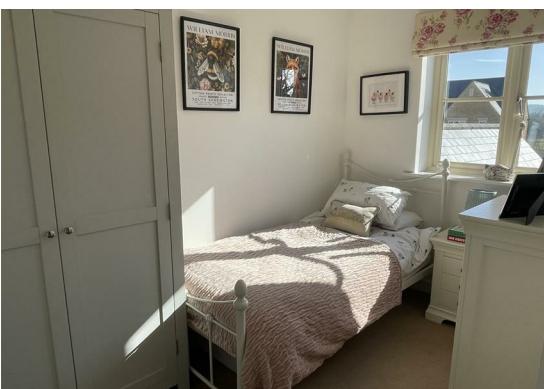
With wide double glazed casement window to front elevation, feature fireplace with electric Optiflame log effect fire.

From the hall, painted door to:

Kitchen/Dining Room

Open plan across the rear of the house with wide double glazed French doors with matching panels to either side leading out to the rear garden and terrace and with the continuation of the flooring throughout. Fitted kitchen comprising worktop with one and a half bowl sink unit with chrome mixer tap, a comprehensive range of below worksurface cupboards and drawers incorporating a built-in dishwasher, four ring induction hob with brushed stainless steel splashback and curved glazed and brushed stainless steel extractor over. Three quarter height cupboards to one side with built-in refrigerator and freezer, built-in double oven/grill with cupboards above and below and further eye-level cupboards. Recessed ceiling spotlighting and double glazed casement window overlooking the rear garden.





From the hall, stairs with painted balustrade and hand rail with double glazed casement to side elevation, rise to the:

First Floor Landing

With door to built-in airing cupboard with pine slatted shelving and door to:

Bedroom 1

With double glazed casement window overlooking the rear garden and door to:

En Suite Shower Room

With walk-in shower with glazed sliding door and chrome fittings, tiled floor, low-level WC and wall mounted wash hand basin with chrome mixer tap, heated towel rail and part-tiled walls, recessed ceiling spotighting.

From the landing, door to:

Bedroom 2

With wide double glazed casement window to front elevation.

From the landing, door to:

Bedroom 3

With double glazed casement window overlooking the rear garden with views through to the surrounding Cotswolds. Access to roof space.

From the landing, painted timber door to:

Bathroom

With tiled floor and part-tiled walls, panelled bath with chrome mixer tap and shower attachment, low-level WC, wall mounted wash hand basin with chrome mixer tap, opaque double glazed casement to side elevation, recessed ceiling spotighting, heated towel rail and separate deep walk-in shower with glazed sliding door and chrome fittings.

From the landing, painted timber door to:

Bedroom 4/ Study

With double glazed casement window to front elevation.

OUTSIDE

Number 1 Woodpecker Close is approached from the highway via a paviour drive continuing to the side of the property providing parking for several cars with a gravelled border beside and

in turn leading to the DETACHED SINGLE GARAGE with single up and over door and separate pedestrian access back into the rear garden. A path leads from the parking to the front door with the front garden being principally walled with Cotswold stone walling with herbaceous borders surrounding and a central feature tree with a circular bed. The front garden being laid principally to gravel for ease of maintenance.

To the rear of the property and approached either via the French doors from the dining area or alternatively via a pedestrian access to the side of the property and garage is the rear garden, which has been landscaped with a deep paved terrace immediately to the rear of the house and a pathway leading down the side of the garden with raised beds and a water feature and with a variety of herbaceous plants and shrubs and a feature tree to one end and a further area of paving with a seating area or space for a greenhouse.

LOCAL AUTHORITY - CDC

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 2025/26 - £2790.51

SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

DIRECTIONS

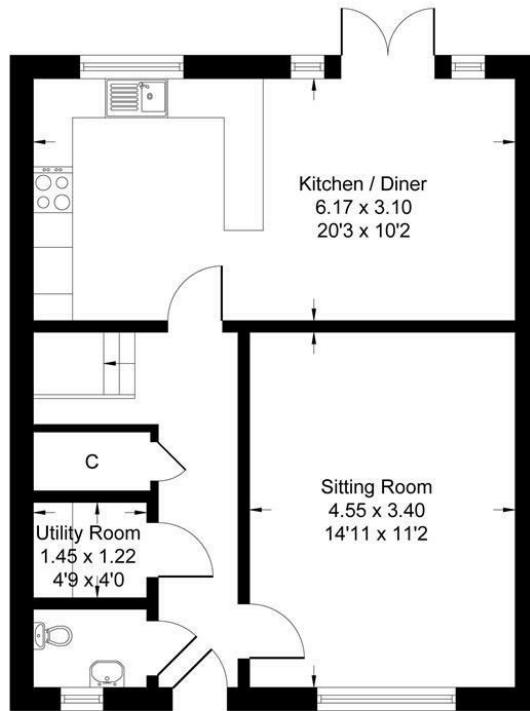
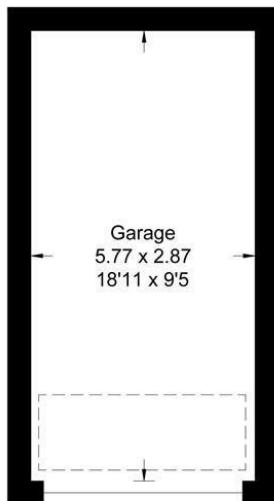
From the Bourton-on-the-Water office, proceed onto the A429 Fosseway towards Stow-on-the-Wold and continue through the traffic lights. Take the next turning on the right into Meadow Way (signposted to Bourton Link Industrial Estate), continue to the mini roundabout, turning left on to Bourton Link, take the first right opposite Travis Perkins, and then follow Kingfisher Road past the entrance to Mallard Crescent and Woodpecker Close will be found shortly on the left hand side.

What3Words://unlisted.tributes.pulp

Floor Plan

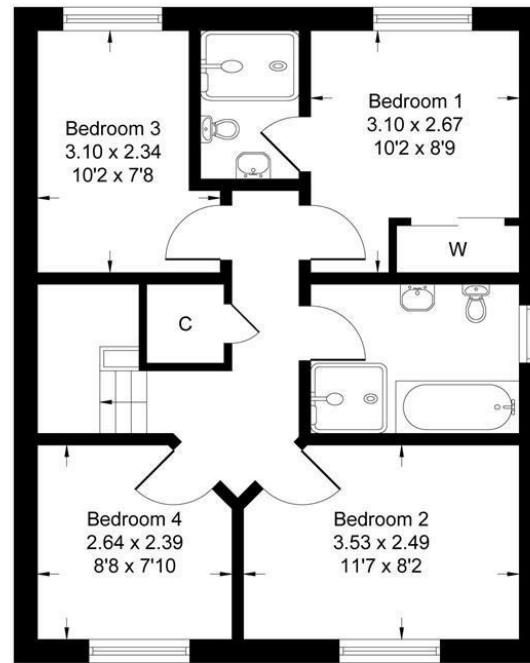
Area Map

Approximate Gross Internal Area = 97.0 sq m / 1039 sq ft
 Garage = 17.0 sq m / 178 sq ft
 Total = 114.0 sq m / 1217 sq ft



Garage

Ground Floor



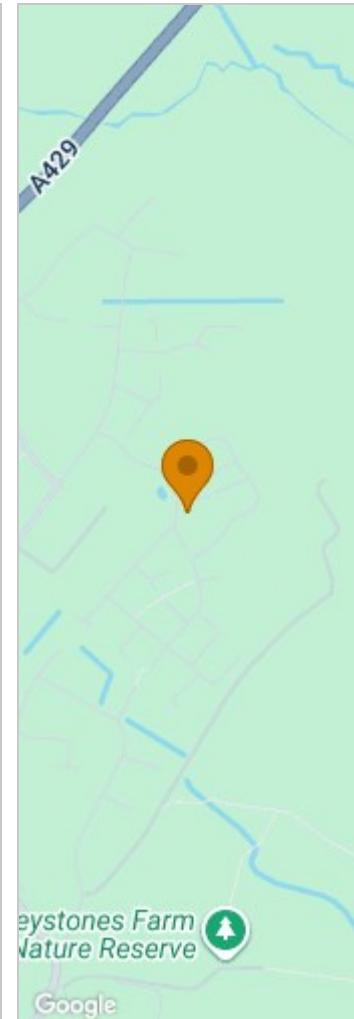
First Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		94
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		