

established 200 years

Tayler & Fletcher



4 Gorse Meadow

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

Guide Price £725,000



4 Gorse Meadow

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

A beautifully appointed and substantial detached three bedroom village house occupying a mature residential setting on Eastern edge of the village with double garage, private parking and immaculate South West facing gardens.

LOCATION

4 Gorse Meadow is situated in a mature residential cul de sac on the South East edge of the village within reasonable walking distance of the village centre. 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

4 Gorse Meadow comprises a substantial and beautifully appointed detached family house occupying a mature and peaceful residential area of the village. The property is set centrally within a generous plot with paved driveway to the front with adjoining double garage and ample parking with a private and well maintained garden to the side and rear (South and West). The house has flexible and well planned accommodation arranged over two floors with a triple aspect sitting room, separate dining room and kitchen/breakfast room, a utility and cloakroom on the ground floor. On the first floor there is a master bedroom with ensuite shower room, two further double bedrooms and a family bathroom and there is an integral double garage to the side. The house is constructed of reconstituted stone elevations under a pitched plain tiled roof.

Approach

Covered entrance with outside light and double glazed UPVC front door leads to the

Entrance Hall

with oak floor throughout, below stairs storage cupboard, stairs rising to first floor and painted timber door leading to the

Cloakroom

with low level W/C, tiled floor, pedestal wash hand basin with chrome mixer tap with tiled splash back, opaque double glazed casement window to front elevation. From the hall painted timber door to

Sitting Room

with triple aspect with wide double glazed picture window to front elevation, double glazed French door with matching panels either side to rear garden and two double glazed casements to the gable end. Decorative feature fireplace, coved ceiling, double doors to the dining room and two wall out points. From the hall painted timber door to

Dining Room

with double glazed picture window to rear elevation and interconnecting double doors to the sitting room. From the hall painted timber door to the

Kitchen / Breakfast Room

with dining and kitchen areas with tiled floor throughout. Bespoke fully fitted kitchen comprising quartz style work top with one and a half bowl Franke sink unit with chrome mixer tap, four ring Neff gas hob with Neff brushed stainless steel extractor over, a three quarter unit to one side with built a pair of Neff double ovens / grill with retracting doors. Comprehensive range of below work surface cupboards and drawers with space and plumbing for dishwasher, range of eye level cupboards and display shelving, matching central island unit with built in cupboards and recessed wine storage and shelving. Space for upright fridge freezer with matching housemaids cupboard to side. Separate painted timber door to larder cupboard with fitted shelving.

Dining area with matching range of cupboards and work top with upstand and range of glazed fronted display cupboards. Wide double glazed picture window overlooking the rear garden and further double glazed casement and double glazed UPVC door leading out to the rear garden. From the kitchen painted timber door through to the

Utility Room

with continuation of the tiled floor, wall mounted Worcester gas fired central heating boiler, worktop with sink and chrome mixer tap and pair of built in cupboards below and three quarter height housemaids cupboard to side. Space and plumbing for washing machine, space for refrigerator and space for chest freezer. Further range of eye level cupboards, heated towel rail and recess for cloaks. From the utility room a UPVC double glazed door leads through to the





Double Garage

with electrically operated roller door, double glazed casement window overlooking the rear garden and separate UPVC door leading out to the rear garden. Gas meter, wall mounted electricity meter, fuse box and painted floor.

From the hall stairs with half landing, painted newel and decorative glazed balustrade with metal handrail rise to the

First floor landing

with access to roof space. Painted timber door to walk in airing cupboard with extensive pine slatted shelving and foam lagged hot water cylinder and from the far end painted timber door to

Principal Bedroom

with double aspect with double glazed casement windows overlooking the side and rear gardens. Access to eaves storage. Extensive range of built in wardrobe cupboards and separate painted timber door to

En suite Shower Room

with walk in shower cubical with glazed sliding door and chrome fittings, low level W/C, wash hand basin with chrome mixer tap and built in cupboards below and bespoke lit mirror over, heated towel rail and opaque double glazed casement to rear elevation. From the landing painted timber door to

Bedroom Two

with double aspect with double glazed casements to front and rear elevations. Built in wardrobes with sliding doors. Further built in wardrobe with sliding doors and built in storage cupboard with shelf. Access to eaves storage. From the landing Painted timber door to the

Family Bathroom

with matching suite of panelled bath with chrome mixer tap and wall mounted shower attachment, glazed shower screen, low level W/C and wash hand basin with chrome mixer tap and built in cupboards below and bespoke lit mirror over. Opaque glazed Velux roof light. From the landing painted timber door to

Bedroom Three

with double glazed casement window overlooking the front of the property, built in cupboards over stairs with hanging rail and recessed shelving.

OUTSIDE

4 Gorse meadow is approached from the Cul de sac via a paved driveway leading to the front of the house. with curved lawns with herbaceous borders surrounding and a dwarf reconstituted stone wall and a fine Magnolia tree to one side. There is separate pedestrian access to one side of the house and double gates leading to the side and rear to the south side.

Set to the rear of the house is the principal garden being

South and West facing with a paved path running along the rear of the house with gravelled border to either side and raised reconstituted stone planters comprising herb garden and ornamental beds.

Set beyond the border is the principal lawn with a paved terraced seating area immediately to the south side of the house and with shrubs and borders to the side.

Set to the Northern end is a detached storage shed with a productive vegetable garden and espaliered apple tree bisecting the vegetable garden from the soft fruit beds.

SERVICES

Mains Electricity, Water, Drainage and Gas are connected.

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 2025/ 2026: £3,297.88

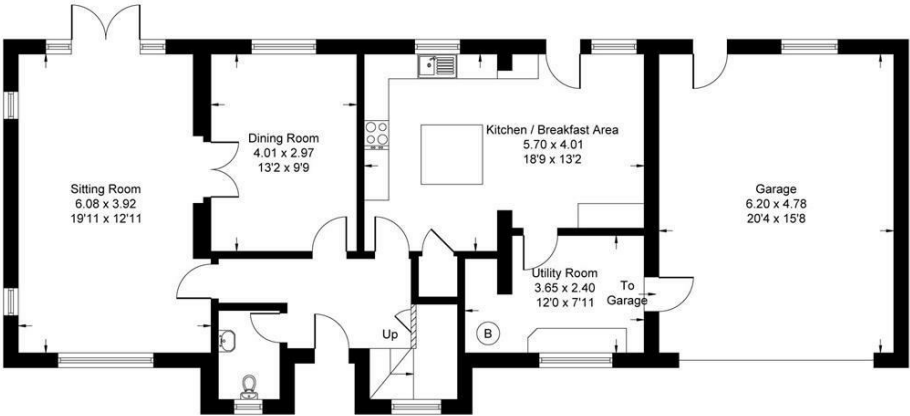
DIRECTIONS

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 after passing Hilcote Drive on the right, take the right hand turn into Gorse Meadow just before the edge of the village and you will find 4 Gorse Meadow as the second property on the right hand side.

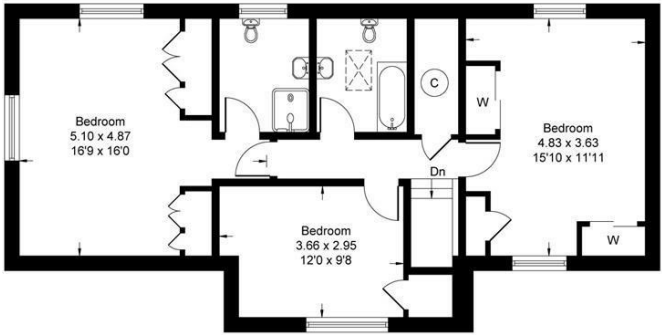
W3W: cobbles.braced.windmills

Floor Plan

Approximate Gross Internal Area = 147.36 sq m / 1586 sq ft
Garage = 29.06 sq m / 313 sq ft
Total = 176.42 sq m / 1899 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map

