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# Tayler & Fletcher



8 Dikler Close

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

**Guide Price £674,500**





## 8 Dikler Close

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*A substantial three bedroom detached bungalow with a pleasant garden and a large garage and workshop with driveway parking for several cars, occupying a peaceful position on the edge of Bourton-on-the-Water.*

### LOCATION

8 Dikler Close is situated in a mature and peaceful setting 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

8 Dikler Close comprises a substantial and recently redecorated detached Bungalow occupying a peaceful and mature residential area of the village. The property is set within a generous plot with formal gardens and grounds surrounding and providing extensive accommodation with a triple aspect sitting room, large kitchen/ breakfast room, three bedrooms and two bathrooms together with a large garden room to the rear. Set to the side of the property is a substantial garage with electric roller door and further workshop and ample parking. The property is well positioned for easy access to scenic country walks around the nearby lakes and Greystones Nature Reserve.

### Approach

Opaque uPVC double glazed door with matching panel to side to:

### Entrance Hall

With laminate floor, recessed ceiling spotlighting and opaque glazed door through to:

### Sitting Room

With triple aspect with double glazed sliding doors and double glazed casements to front and rear elevations, polished timber floor, coved ceiling, recessed ceiling spotlighting and ornate fireplace and hearth currently fitted with electric coal effect fire.

From the hall, archway interconnecting through to the:

### Kitchen/ Breakfast Room

With continuation of the laminate floor, Quartz worktop with one and a half bowl sink unit with chrome mixer tap with matching upstands, four ring Neff induction hob with matching splashback and extractor over. Built-in oven/grill below, a comprehensive range of below worksurface cupboards and drawers, a range of eye-level cupboards and recess for microwave, space for American style fridge/freezer, further matching dresser unit with built-in cupboards and display shelving. Recessed ceiling spotlighting. Wide double glazed casement windows through to the garden room and separate double glazed uPVC door to:

### Garden Room

With double glazed French doors to one end and further pedestrian door to the other, dwarf walls with three quarter height double glazed casements over and pitched translucent roof with Shades fitted blinds. Karndean Oak floor. Ceiling fan and air conditioning unit.

From the hall, archway through to the:

### Principal Landing

With door to cloaks cupboard with shelving and further door to airing cupboard with foam lagged hot water cylinder and built-in shelving, continuation of the recessed ceiling spotlighting and door to:

### Bedroom 1

With wide double glazed casement window to rear elevation, mirror fronted glazed sliding doors to a range of wardrobes, access to roof space (boarded) and coved ceiling. Painted timber door to:

### En Suite Shower Room

With tiled floor, wide shower cubicle with sliding glazed doors and wall mounted Mira shower, oval wash hand basin with chrome mixer tap and low-level WC with built-in cistern, part-tiled walls, heated towel rail, opaque double glazed casement to side elevation.

From the landing, painted timber door to:

### Cloakroom

With low-level WC and wall mounted wash hand basin with chrome mixer tap.

From the landing, door to:

### Bedroom 2

With double glazed casement window to front elevation, extensive range of built-in wardrobes, recessed ceiling spotlighting and interconnecting door to:

### En Suite Shower Room

With built-in shower cubicle with wall mounted Mira shower, oval wash hand basin with chrome mixer tap and low-level WC with built-in cistern, part-tiled walls, chrome heated towel rail and recessed shelving.

From the landing, door to:

### Bedroom 3/ Study

With double glazed casement window to front elevation.

### OUTSIDE

Number 8 Dikler Close occupies an extensive plot with dwarf walls surrounding with a resin bound gravel path leading to the front door with lawn and herbaceous borders to either side and continuing around the side of the property to a wide paved terrace, which may also be accessed via the sliding double glazed doors from the sitting room. Set principally to the rear of the house and accessed directly from the extensive garden room is a more

private area with paved and part-reconstituted stone wall with raised beds providing outside dining and seating space with sculpted borders and in turn leading through to the further rear courtyard area with wrought iron gates leading out to the resin bound gravel driveway with ample parking and with a roller door leading to a substantial garage and workshop with power, light and electric roller door with a double glazed casement window leading through to the:

### UTILITY

With a separate pedestrian door leading back to the garage and with a simply fitted stainless steel sink unit, a further worktop with cupboards and drawers below with space for washing machine and space for drier. Tiled floor and wide double glazed casements overlooking the courtyard area and a further glazed door.

### SERVICES

Mains gas central heating and additional solar water heating. Mains electricity, water and drainage are connected. Water Softener installed.

### 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

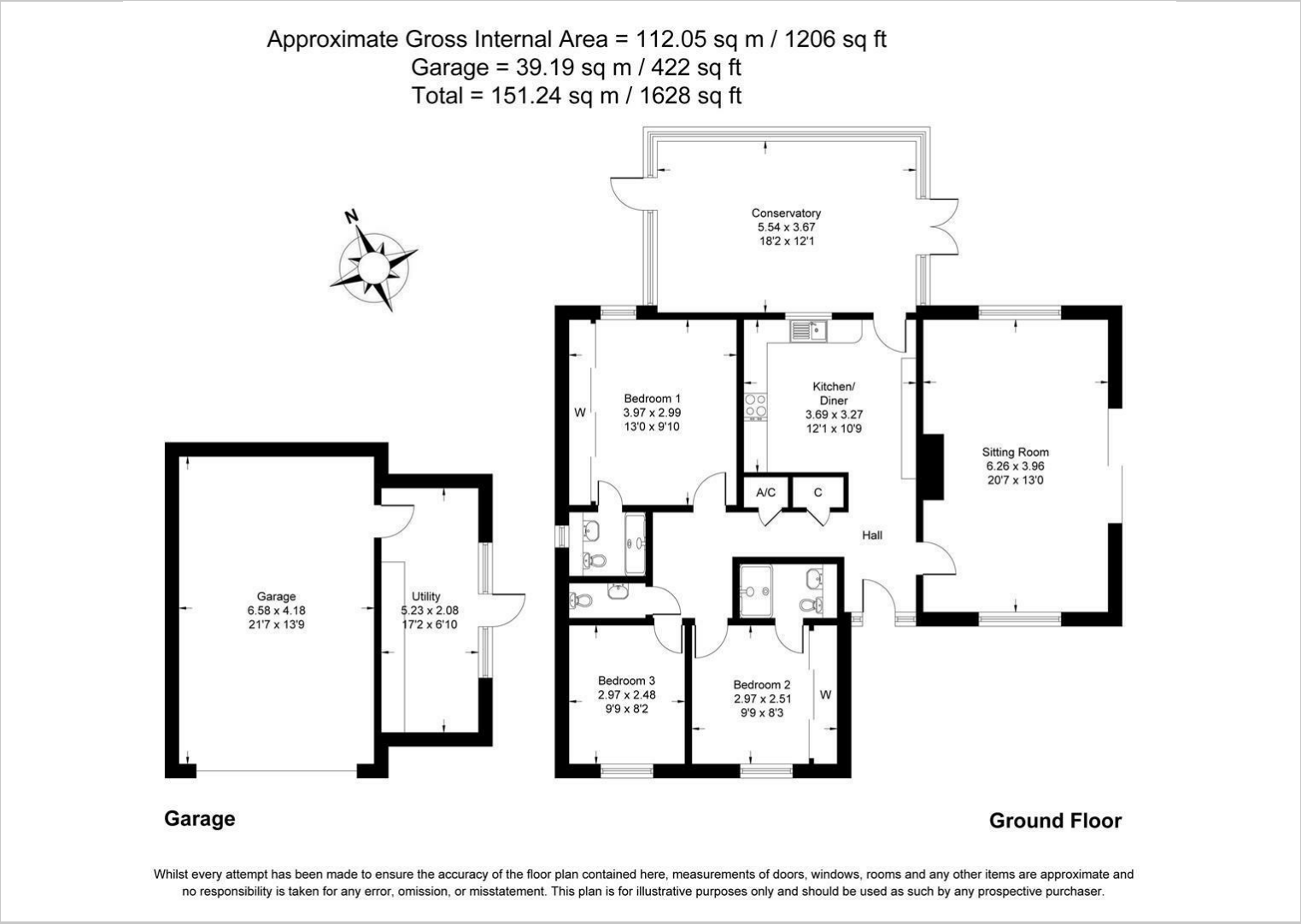
### DIRECTIONS

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 Dikler Close will be found just before the edge of the village on the left hand side. Turn left in to Dikler Close and No.8 will be found just around the corner on the right hand side.

What3Words: gullible.trainer.park



Floor Plan

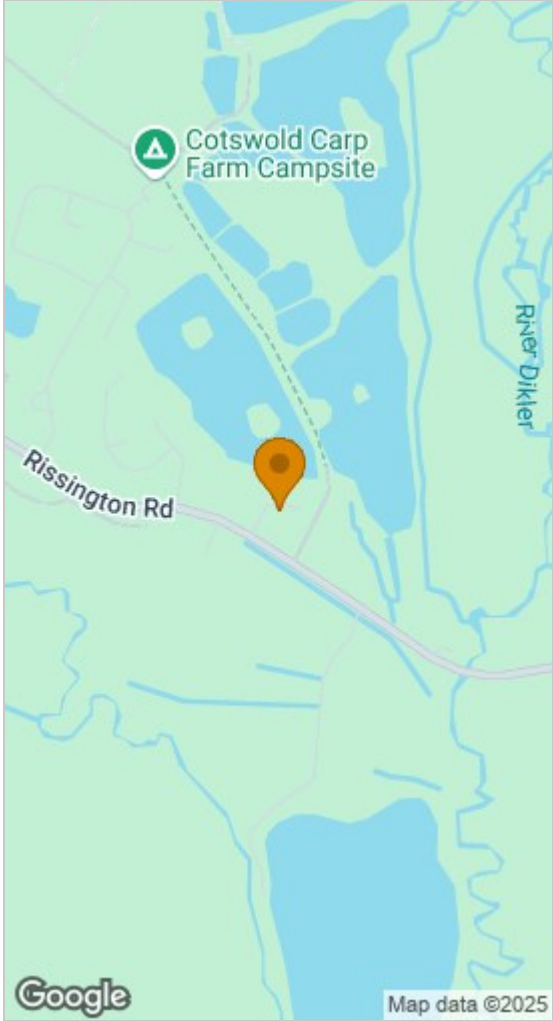


Viewing

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.

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Area Map



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