

established 200 years

Tayler & Fletcher



11 Melville Estate

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

Guide Price £294,000



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NO ONWARD CHAIN

A well presented and recently updated 3 bedroom terraced house with a good sized garden occupying a mature residential position on the edge of the village a short walk from the school and village amenities.

LOCATION

11 Melville is situated in a mature residential area close to 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, which is within walking distance of the property. 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

11 Melville comprises a well appointed 3 bedroom terraced house occupying a good position in a mature residential area of the village and is constructed of brick elevations under a pitched plain concrete tiled roof. The property has parking for two cars to the front and a good sized level rear garden with patio, lawn and a path leading down to a substantial detached outbuilding that provides useful storage. The house has been extensively improved under the current ownership and provides good open plan living on the ground floor with a good sized kitchen/dining room interconnecting with the sitting room on the ground floor, with two double bedrooms, a third single bedroom/study

and a refitted shower room on the first floor. A fixed stair rises to a useful attic on the second floor with rooflight overlooking the garden.

Approach

Opaque glazed panelled front door with covered entrance and outside light to

Hall

With stairs rising to the first floor, below stairs storage and painted timber door to

Cloakroom

With low level WC and wash hand basin. Heated chrome towel rail. From the hall, painted doorway to:

Kitchen / Dining Room

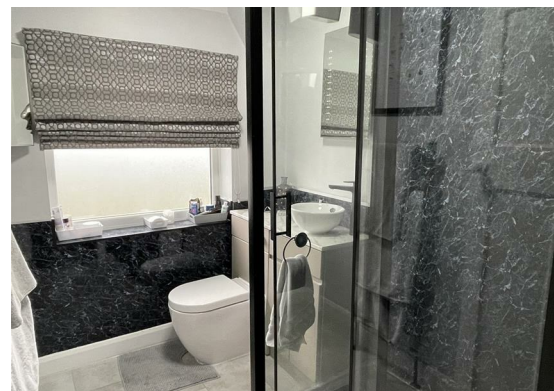
With fitted kitchen comprising work top with sink and mixer tap with tiled splash back, 4 ring induction hob with built-in oven / grill below. Range of built-in cupboards and drawers. Space and plumbing for washing machine and slimline dishwasher. space for wine cooler. Range of glazed fronted eye level cupboards, recessed worktop lighting and extractor over hob. Recess with door to rear garden and space for fridge/freezer. Cupboard with Worcester Gas fired central heating boiler.

From the dining room, archway through to:

Sitting Room

With deep bay window to front elevation and decorative former fire place. From the hall, stairs rise with brushed stainless steel handrail rise to the:





First Floor Landing

With painted timber balustrade and painted timber door to:

Bedroom 1

With wide double glazed casement window overlooking the rear garden. Built-in wardrobe with built-in pine slatted shelving and hanging rail. Picture rail. From the landing painted timber door to:

Bedroom 2

With wide double glazed casement window overlooking the front of the property. Picture rail. From the landing doorway to:

Bedroom 3 / Study

With double glazed casement window to front elevation. Picture rail. From the landing, painted timber door to:

Shower Room

with matching suite of glazed panelled deep walk in shower with matching fittings and sliding door, circular wash hand basin and low level WC with built in cistern. Opaque double glazed casement window to rear elevation. Heated towel rail. From the landing a fixed stair rises to the:

Second Floor Attic

Insulated and with eaves storage, exposed purlins and Velux rooflight overlooking the rear garden.

OUTSIDE

No.11 Melville is approached from the cul-de-sac via a gravelled driveway with parking for two cars. Set to the rear of the property is a good sized level rear garden, with a patio terrace to the rear of the house leading in turn to the main garden, being laid mainly to lawn, with a substantial DETACHED OUTBUILDING to the far end, with a gate leading to a further garden materials storage area and a separate pedestrian access to the rear.

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 C. Rate Payable for 2025/2026: £2,029.45

S.157 HOUSING ACT

No.11 Melville was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived and worked within Gloucestershire or The Cotswolds Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing of the subject property. The property is also restricted for use as a main residence and not as a second or holiday home.

AGENT'S NOTE

Our Lettings Team have advised that the property would achieve a rent of circa £1,200 per calendar month.

DIRECTIONS

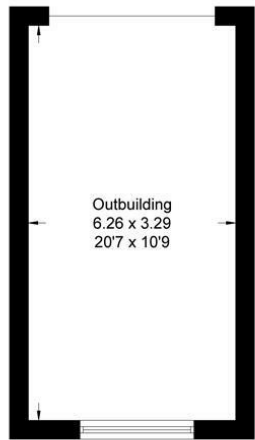
From the Bourton Office of Tayler & Fletcher, proceed along the High Street towards the centre. Before reaching the village green, turn left along Moore Road. Proceed to the end of Moore Road and turn left onto Station Road. Continue along Station Road, taking the third right into Springvale and Melville. Follow the road in to Melville turning left at the end where the property will be found almost immediately set back on the left hand side.

What3Words:

[///garage.waltzed.expansion](https://www.what3words.com/#!/en-gb/garage.waltzed.expansion)

Floor Plan

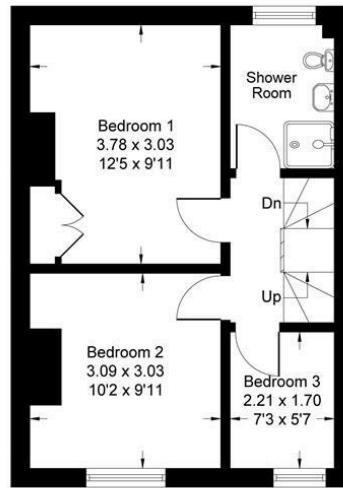
Approximate Gross Internal Area = 92.0 sq m / 990 sq ft
 Outbuilding = 20.60 sq m / 222 sq ft
 Total = 112.60 sq m / 1212 sq ft



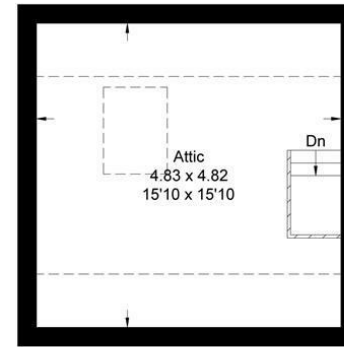
Outbuilding



Ground Floor



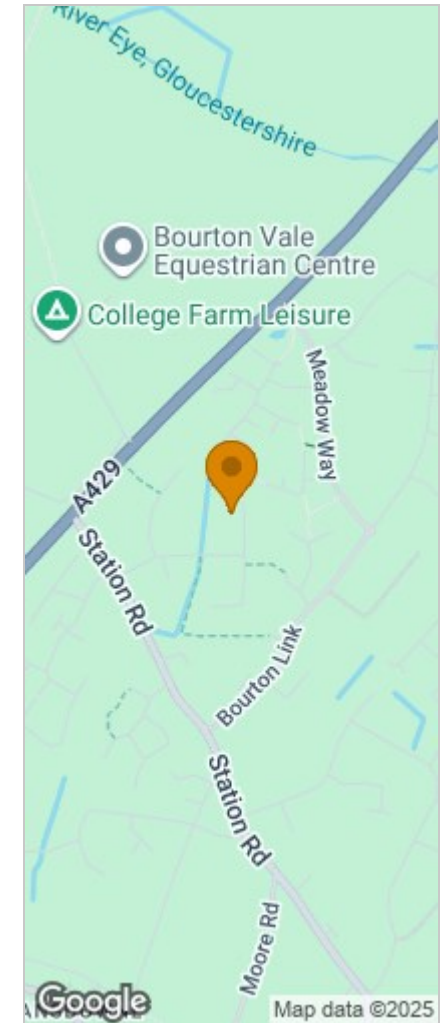
First Floor



Second 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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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