



HOLMANS
ESTATE AGENTS

1 Baines Close, Bourton-on-the-Water, Cheltenham, Gloucestershire. GL54 2PU

Guide Price £475,000, Freehold

Property Description

Positioned to the end of a quiet residential cul-de-sac, yet only a few hundred yards on a level position to one of the most famous high streets in the North Cotswolds bisected by the River Windrush, this detached two-storey three bedroom family home is strongly recommended by those looking to develop a home to their own requirements and offers vacant possession on completion.

The property has the advantage of a conservatory extension to the rear with a well-screened outlook over the rear garden, there are mahogany style UPVC double glazed windows and doors, gas fired central heating and the advantage of an attached garage with further off-street parking for two vehicles.

Unusually for this type of property, the front garden is also particularly well-screened and there are partial views towards distant countryside from the master bedroom which also has an ensuite four piece bathroom suite. The kitchen has been well-fitted with a good range of units incorporating a split-level oven and hob.

Properties rarely come on to the market in this area of Bourton-on-the-Water and are particularly popular because of the quiet semi-rural location and the close proximity to the town centre.

Accommodation comprises:

Entrance Hall

(11' 0" x 3' 07") or (3.35m x 1.09m)

With single radiator, built-in understairs storage cupboard. Easy staircase returning to first floor, bannister to each side.

Ground Floor Cloakroom

With two piece coloured suite, low flush WC and wall mounted wash hand basin, single radiator.

Front Living Room

(11' 09" x 13' 0") or (3.58m x 3.96m)

With single radiator, composite marble back and hearth, with moulded surround and living flame gas fire, two wall-mounted light points, TV aerial and FM point, well-screened outlook over front garden.

Rear Dining Area

(7' 09" x 9' 08") or (2.36m x 2.95m)

With single radiator and sliding double glazed patio doors leading onto rear conservatory.

Rear conservatory

(8' 06" x 8' 09") or (2.59m x 2.67m)

With ceramic tiled floor, double electric radiator, TV point, double glazed on three sides with Apex roof and double doors leading onto rear garden.

Rear Kitchen

(11' 00" x 10' 08") or (3.35m x 3.25m)

With laminate worksurfaces fitted to three sides with inset Asterite sink unit with double drainer and mixer tap, with waste disposal unit below, split-level AEG ceramic hob with built-in cooker hood above, split-level Bosch double oven, space and plumbing for dishwasher, nine separate base units and five matching wall-mounted cupboards. Space for fridge-freezer and pull out breakfast bar unit, double radiator and access to side pathway.

First Floor Landing Area

With access to loft space via drop down aluminium ladder and built-in airing cupboard with foam lagged cylinder and immersion heater.

Bathroom/W.C.

With three piece coloured suite, handled panel bath, low flush WC, pedestal wash hand basin, part-tiled walls, shower attachment to the bath. Amtico floor, single radiator, shaver point, electric bar fire.

Front Bedroom 1

(13' 04" Max x 9' 08") or (4.06m Max x 2.95m)

With full-height mirrored door wardrobe with hanging rail, single radiator, two wall-mounted light points, telephone point, TV aerial point, access to ensuite. Partial outlook over rooftops to distant countryside.

En Suite Shower Room/WC

With four piece coloured suite, pedestal wash hand basin, bidet, low flush WC. Fully tiled shower cubicle with sliding doors and integrated shower. Amtico floor, fully tiled walls, double mirrored vanity cupboard and single radiator.

Rear Bedroom 2

(11' 01" x 7' 05") or (3.38m x 2.26m)

Fitted furniture with bedhead and two bedside cabinets, four high level cupboards, double built-in wardrobe and dressing area with four drawers. Wall mounted mirror and single radiator. Outlook over rear garden.

Rear Bedroom 3

(6' 08" x 7' 07") or (2.03m x 2.31m)

With single radiator and outlook over rear garden.

Outside

Attached Garage

(15' 02" x 8' 03") or (4.62m x 2.51m)

With courtesy door to rear garden, metal up-and-over door, power and light installed and wall-mounted Worcester gas fired central heating boiler with pressure vessel above.

Driveway

Driveway to the front with wrought iron gates and off-street parking for two vehicles.

Front Garden

(20' 00" x 20' 00") or (6.10m x 6.10m)

Well-screened with mature conifer hedgerow. Beech hedge to the side of the driveway.

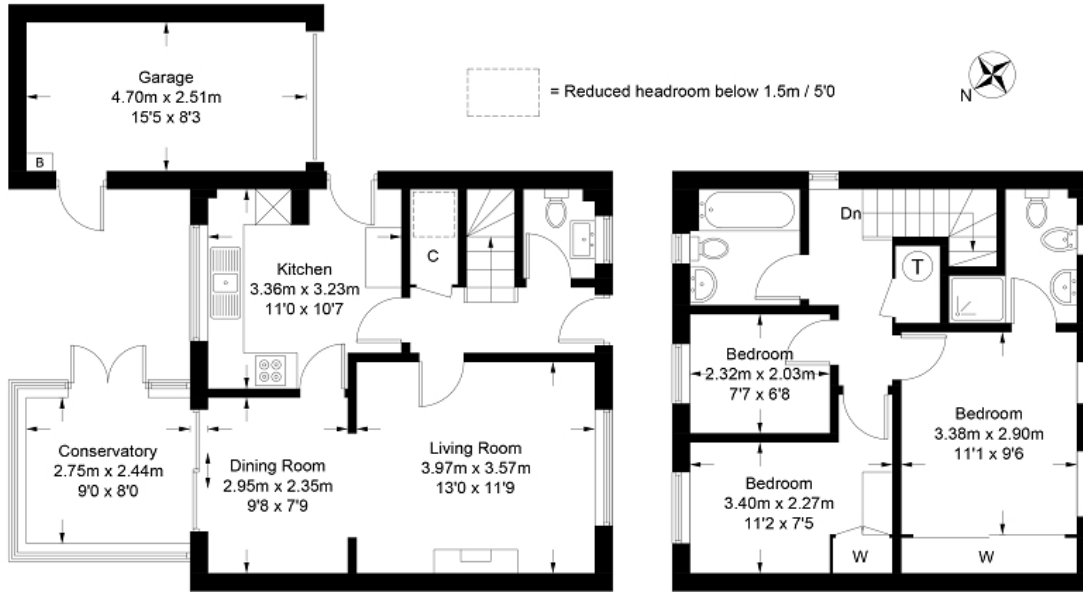
Rear Garden

(50' 0" x 40' 0") or (15.24m x 12.19m)

With mature hedgerow surround, country hedges and fenced to one side. With patio area for alfresco dining, well-planted garden area with mainly central lawned area. There is a pathway to the side of the conservatory leading to the front garden and at the opposite side of the garden there is access to a timber cabin and barbecue area.



1 Baines Close, Bourton on the Water, GL54 2PU



Ground Floor (Excluding Garage)
49.8 sq m / 536 sq ft

First Floor
41.9 sq m / 451 sq ft

Approximate Gross Internal Area = 91.7 sq m / 987 sq ft
Garage = 11.9 sq m / 128 sq ft
Total = 103.6 sq m / 1115 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1020818)

Directions

From our Moreton-in-Marsh office, turn left continuing South along the Fosseyway, the A429, for approximately 8 miles continuing past the signs for Stow-on-the-Wold, continuing past the first turning for Bourton-on-the-Water. Continue through the traffic lights at the second turning for the town, then turn left into Lansdowne, adjacent to the river. Continue into the town passing a row of shops on the right-hand side and taking the first turning on the right across the small bridge over the river. After approximately a hundred yards, take the right-hand fork in the road and continue past Letch Lane taking the next turning on the left into Springfield. 1 Baines Close is actually at the end of Springfield and the penultimate property on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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