established 200 years

Tayler & Fletcher

57 Rye Close

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

Guide Price £325,000

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

An imaginatively extended terraced house with 3 bedrooms and 2 reception rooms, parking and south facing gardens and including a second floor suite with a lovely outlook set in a popular residential setting.

LOCATION

Often referred to as the "Venice of the Cotswolds," Bourton-on-the-Water is one of the region's most picturesque villages, known for its low stone bridges and tranquil river setting. The village offers an idyllic lifestyle with a vibrant community atmosphere, a wide range of amenities including a Primary School, independent shops, cafés, traditional pubs, supermarkets, restaurants, churches, a leisure centre, and the highly regarded local Secondary School, The Cotswold Academy. Surrounded by stunning countryside, it is ideal for those who enjoy walking and outdoor pursuits. Bourton enjoys excellent transport connections, with regular local bus services and mainline rail links to London Paddington from nearby Kingham Station (approximately 8 miles). Its central Cotswold location provides easy access to Cheltenham, Cirencester, and Oxford, making it a desirable base for both commuters and those seeking a peaceful rural lifestyle.

DESCRIPTION

57 Rye Close comprises a mid terraced house that has been in the same ownership since the early 1990s. The accommodation is arranged over three floors with 2 reception rooms and a kitchen on the ground floor, with a large principal bedroom, shower room and second double bedroom on the first floor. The current owners carried out further alterations to create a lovely principal bedroom and en suite shower room on the second floor with an impressive Cabrio velux balcony to take advantage of the lovely southerly aspect out over the adjoining lake. The property also benefits from ample parking to the front and a good sized level garden to the rear, with separate passageway access to the side. The property would benefit from some updating and improvement.

Approach

Covered entrance with outside light and decorative opaque glazed uPVC front door to:

Entrance Hall

With stairs rising to the first floor and timber door through to the:

Sitting Room

With double aspect with double glazed casement window to the front elevation and double glazed sliding door leading out to a lean to greenhouse to the rear of the house. Open fireplace with reconstituted stone surround and hearth with timber mantle over.
From the hall, glazed paneled door through to the:

Dining Room

With two double glazed casement windows to the front elevation, range of built-in cupboards and book shelving and interconnecting archway through to the:

Kitchen

With simply fitted kitchen comprising tiled worktop with timber edging and four ring gas hob. Range of built-in cupboards and drawers below and three quarter height unit with space for refrigerator and freezer. Range of eye level cupboards and display shelving. Further sink unit with built-in cupboards with space and plumbing for slimline washing machine. Three quarter height unit with built-in oven/grill and built-in cupboards above and below. Door to built-in pantry with tiled and timber shelving and space below stairs for additional storage. Opaque double glazed door leading out to the rear garden and double glazed casement window overlooking the rear garden.
From the hall, stairs with timber handrail rise to the:

First Floor Landing
With double glazed window overlooking the rear garden and lake beyond. Timber door to built-in cupboard with storage.
From the landing, door to:

Bedroom Two
With double glazed casement window to the front of the property with built-in wardrobe cupboard with hanging rail and shelving and further door to airing cupboard with pressurised hot water cylinder and Worcester gas-fired central heating boiler.
From the landing, door to:

Shower Room
With corner shower with curved glazed doors and wall mounted Triton shower. Pedestal wash hand basin and low level WC. Tiled walls and double glazed casement window overlooking the rear garden. Vertical heated towel rail.
From the landing, timber door to:

Bedroom One
With double glazed casement windows to front and rear elevations and with built-in worktop with tiled splashback and space below. Extensive built-in wardrobe with sliding doors, hanging rail and shelving.
From the landing, timber door to stairway with timber handrail leading to the:

Second Floor Master Bedroom
With deep folding Cabrio velux window/balcony and two further Velux roof lights over with views to the rear of the property. Separate timber door leading through to:

En Suite Shower Room
With shower with glazed sliding doors and wall mounted shower with chrome fittings. Low level WC, pedestal wash hand basin and part tiled walls. Velux roof light.

OUTSIDE
No.57 is approached from Rye Close with a pavioured driveway to the front and in turn leading to the front door. Set to the rear of the property is an extensive south facing garden with a paved terrace and rockery immediately to the rear of the house and with a central pathway leading to a detached storage shed. Mature shrubs and plants to one side, a variety of fruit trees and with the garden laid mainly to lawn. There is a separate access via an external passageway between No.57 and No.59.

SECTION 157
No. 57 Rye Close 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 initial 8 week marketing period expired on 22nd October 2026. The property is also restricted for use as a main residence and not as a second or holiday home.

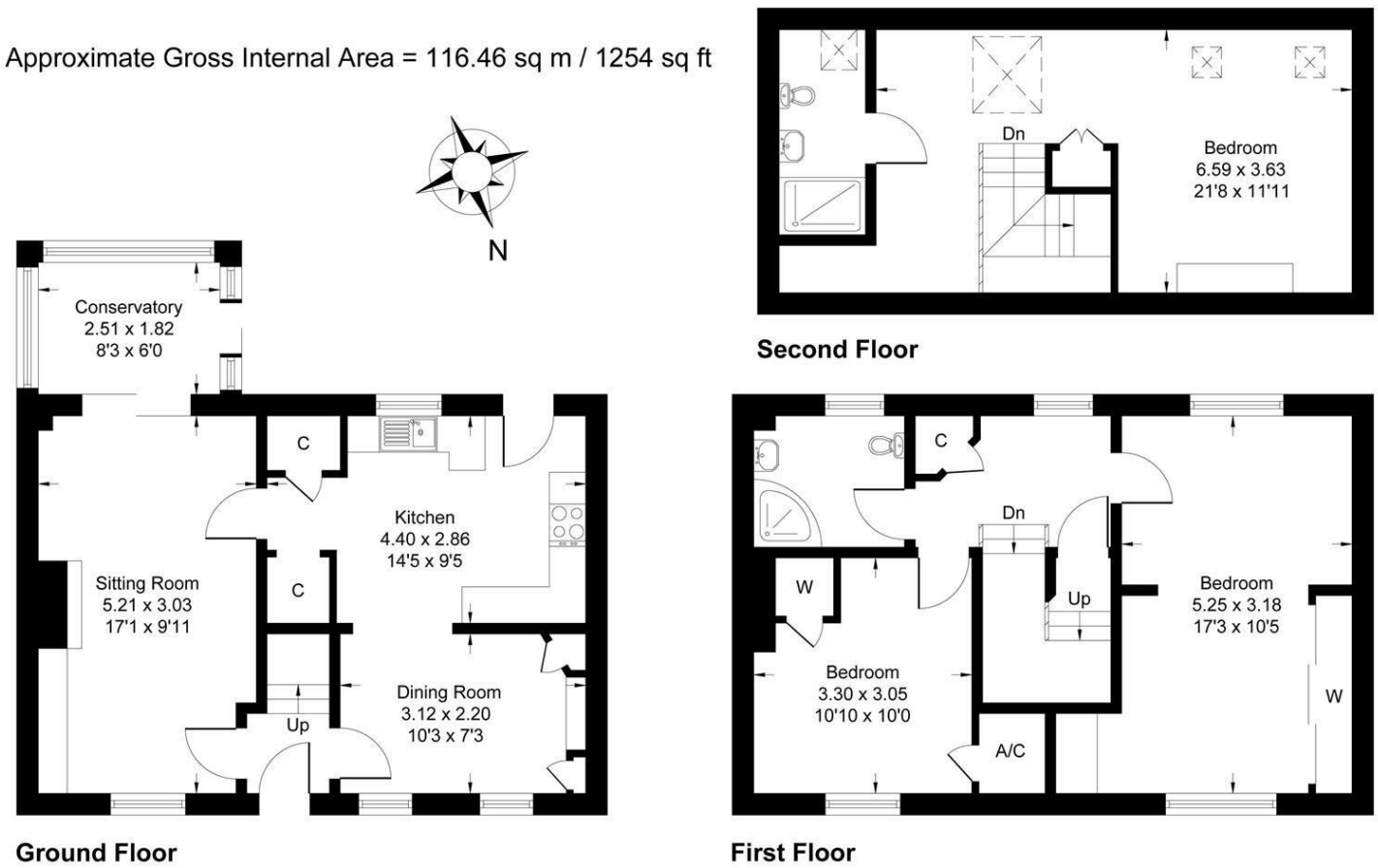
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band C. Rate Payable for 2026/ 2027: £2,140.31.

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

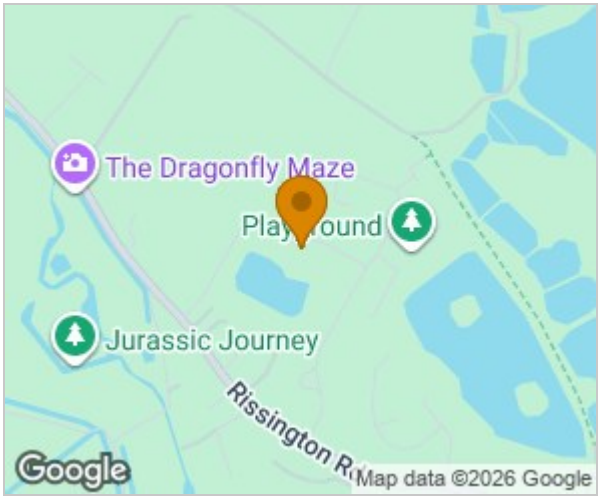
DIRECTIONS
From the Tayler & Fletcher office proceed along the High Street to the end of the road and then turn right onto Rissington Road. Proceed along Rissington Road past Sadlers Edge on the left and then take the next left turn into Rye Close. Follow Rye Close around the bend and take the first left to continue in to Rye Close. No.57 will be found after a short distance on the left hand side.

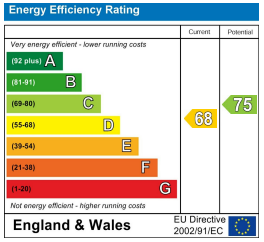
Floor Plan



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

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