

established 200 years

# Tayler & Fletcher



The Dingle, Mousetrap Lane

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

**Guide Price £495,000**



## The Dingle Mousetrap Lane

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

*An individual detached bungalow set in a generous plot in a private position close to all the village amenities.*

### LOCATION

The Dingle is situated on Mousetrap Lane, just off Lansdowne on the western end of the High Street and very conveniently located for access to all the village amenities and just a short distance from the village green and River Windrush. 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

The Dingle comprises a charming detached property from the 1930's constructed of rendered elevations under a pitched slate roof with further single storey extensions to the rear. Set centrally in a large plot off a private and peaceful lane off Lansdowne and yet still close to the village amenities and facilities. The property has been in the current ownership for many years and offers considerable further potential for alteration and/or redevelopment/refurbishment subject to any necessary consents.

### Approach

Recessed entrance porch with outside light and opaque double glazed stable door through to:

### Entrance Hall

With quarry tiled floor, picture rail and painted timber doors to:

### Sitting Room

With double glazed casement window to side elevation, fireplace fitted with a wood burning stove, raised built in shelving and picture rail. A pair of french doors lead out to the:

### Conservatory

Of double glazed elevations under a mono-pitched glazed roof. French doors to the garden to the front of the property. From the hall, painted timber door to:

### Kitchen/Dining Room

Double aspect with double glazed casement windows to side and front elevations. Former fireplace with quarry tiled hearth and brick inner surround. Fitted kitchen comprising 1 and 1/2 bowl stainless steel sink unit with chrome mixer tap, space and electric point for cooker, space for refrigerator and freezer and space and plumbing for washing machine. Range of built in below work surface cupboards and drawers and pair of eye level display cabinets and range of eye level cupboards. Picture rail. From the hall, painted timber door to:

### Bedroom One

With ornate cast iron fireplace with built





in cupboards to one side. Double glazed casement window to side elevation. Picture rail.

From the hall, painted timber door to:

### Shower Room

With pedestal wash hand basin, low level WC and separate built in shower with wall mounted Mira shower. Double glazed casement to rear elevation. Part timber paneled walls. Heated towel rail.

From the hall, painted timber door to:

### Bedroom Two

With wide double glazed casement window to side elevation. Extensive range of built in wardrobes and further built in cupboard housing the Worcester gas fired central heating boiler. Ornate decorative cast iron fireplace. Separate double glazed door leading out to the rear terrace and separate painted timber door to:

### En-Suite Bathroom

With tiled floor and matching suite of low level WC, pedestal wash hand basin with chrome taps and mirrored light over. 'P' shaped bath with central mixer tap, curved glazed shower screen and chrome wall mounted shower. Double glazed casement windows to side elevations. Tiled splash back to shower.

Across from the bedroom, a separate painted timber door leads to a staircase with painted timber handrail and paneled walls, rising to the first floor:

### Loft space

With Velux roof light to the front elevation and doors to built in eaves storage.

### OUTSIDE

The Dingle is approached from the private lane off Mousetrap Lane and in turn leading to a pair of five bar timber

gates which lead to the private parking for the property. A couple of steps and a path lead up through the principal front garden with herbaceous borders to either side, an ornamental pond and mature apple tree and in turn leading to a private seating area to the front of the house.

The gardens continue to either side of the property, enjoying considerable privacy and tranquility, with clipped evergreen hedging and lawns leading to the main rear garden with further lawned area, pathway and a productive vegetable garden to one corner. With a detached shed, mature Silver Birch and Walnut Tree with terrace below. Attached to the rear of the house is a workshop of simple painted block elevations under a mono pitched corrugated roof and with power and light.

### 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 D. Rate Payable for 2025/ 2026: £2,283.14

### SERVICES

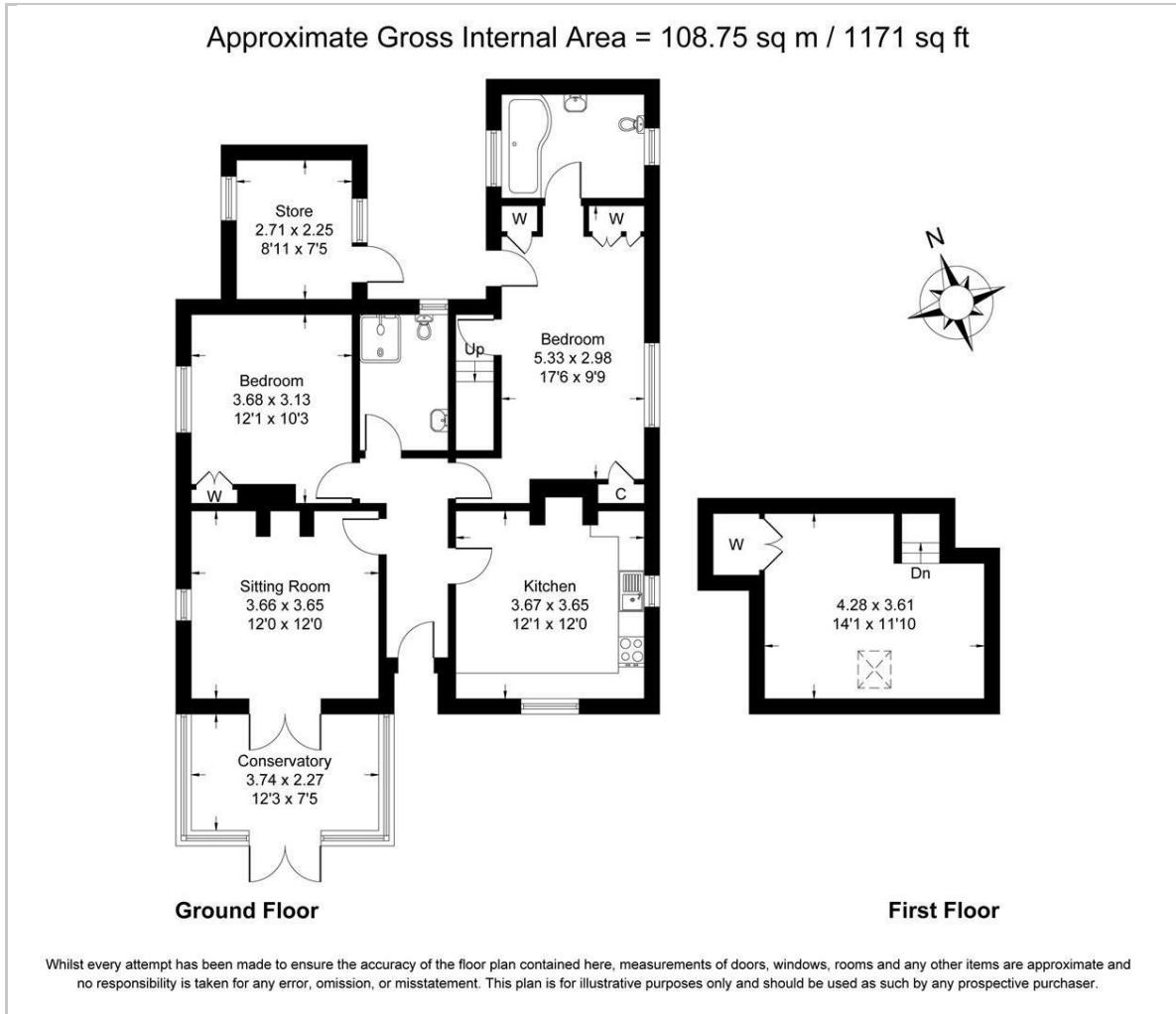
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

### DIRECTIONS

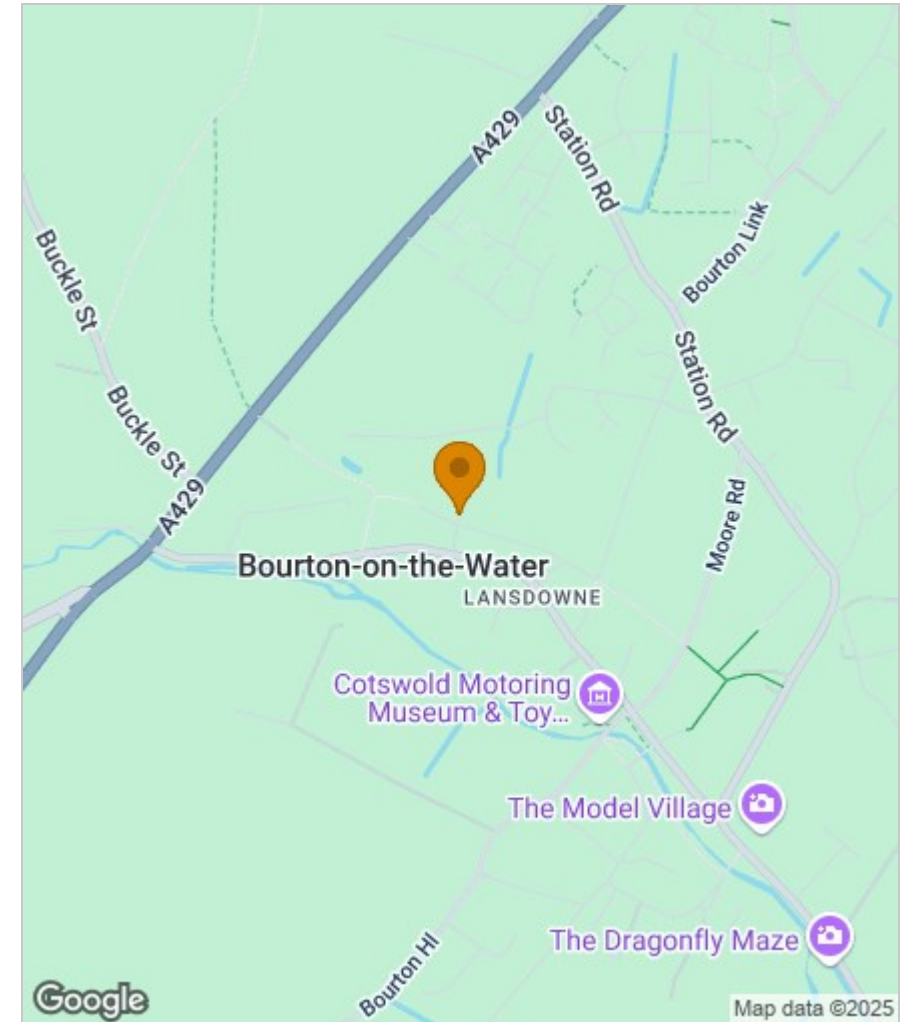
From the Bourton-on-the-Water office proceed in a westerly direction along Lansdowne, where Mousetrap Lane will be found on the right hand side (just past The Mousetrap Inn). Turn in to Mousetrap Lane and The Dingle can be found after a short distance on the left hand side just past the parking for The Mousetrap Inn.



## Floor Plan



## 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	