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# Taylor & Fletcher



22 Rye Close  
Bourton-On-The-Water, GL54 2EB  
Guide Price £365,000





## 22 Rye Close

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

*A substantial three bedroom mid-terrace property with separate rear access set in a popular mature residential part of the village within walking distance to facilities and The Cotswold Secondary School. For sale with NO ONWARD CHAIN.*

### 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

22 Rye Close comprises a substantial mid terrace house occupying a mature and popular residential setting on the edge of the village. The property has seen a number of initial improvements by the current owner and now offers an excellent opportunity for a purchaser to complete and personalise the finishing touches. The accommodation is arranged over two floors with an open-plan kitchen/dining area with a shower room off and a generous double-aspect sitting room with French doors opening to the garden on the ground floor. On the first floor there are three bedrooms and a family bathroom. The property also offers further potential for improvement subject to any necessary consents.

### Approach

Front door with decorative glazed inserts and canopy over, through to:

### Entrance Hall

With tiled timber style flooring and stairs rising to the first floor. Archway interconnecting through to the kitchen and solid timber door to:

### Sitting Room

Double aspect with wide double glazed casement to front elevation and double glazed French doors with matching panels to one side leading out to the rear garden. Ornate decorative cast iron fireplace with porcelain tiled slips and reconstituted stone slate hearth.

Roller sliding solid timber door to:

### Kitchen/Dining Room

With continuation of the timber style flooring. Fitted kitchen comprising one and a half bowl sink unit set in a timber style worktop with brass mixer tap and separate brushed stainless steel drinking water tap. Five ring Lamona halogen/induction hob with porcelain tiled splash back and extractor over. Comprehensive range of below work surface cupboards and drawers and space and plumbing for dishwasher. Wide double glazed picture window overlooking the rear garden. Built in larder cupboard to one corner and recessed ceiling spotlighting over. Further worktop with space and plumbing for washing machine.

Dining area with further range of built in units with timber style worktop and with two Neff oven/grills. Range of built in cupboards above and below. Two double glazed casement windows to the front of the property. Space for upright fridge/freezer and

decorative over table lamps. Vertical heated radiator. Decorative timber door with opaque glazed central panel to:

### Ground Floor Shower Room

With low level WC, Tregear pottery basin and opaque glazed casement to front elevation. Fixed glazed shower cubicle with chrome fittings. Heated chrome towel rail. Continuation of the timber style flooring.

From the hall, stairs with timber handrail rise to the:

### First Floor Landing

With study area and double glazed casement window overlooking the rear garden with views out over to the Cotswold Hills beyond.

Solid timber door to:

### Bedroom One

With wide double glazed casement window to front elevation and solid timber door to walk in wardrobe with fitted shelving and hanging rail. Stripped timber flooring, tiled cills.

From the landing, solid timber door to:

### Bedroom Two

With stripped pine flooring and wide double glazed picture window overlooking the rear garden. Tiled cill.

From the landing, solid timber door to:

### Bedroom Three

With wide double glazed picture window to front elevation and with pedestal wash hand basin with tiled splash back to one side. Door to built in cupboard over stairs with hanging rail. Access to roof space.

From the landing, ledged and braced door to:

### Family Bathroom

With matching suite comprising panelled bath with chrome mixer tap and original sea tiles surround, pedestal wash hand basin with chrome mixer tap and part timber clad walls behind and a low level WC. Part tiled walls, double glazed casement window overlooking the rear garden and chrome vertical heated towel rail.

### OUTSIDE

No. 22 Rye Close is approached via a pedestrian gate with path leading up to the front door with an informal garden laid out to the front. To the rear of the property and approached via a separate access is the principal garden laid mainly to lawn with herbaceous borders surrounding, a detached greenhouse and an apex storage shed (both with electricity), a bike shed and with a wide paved terrace immediately to the rear of the house.

### S.157 HOUSING ACT

22 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 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](http://www.cotswold.gov.uk).

### COUNCIL TAX

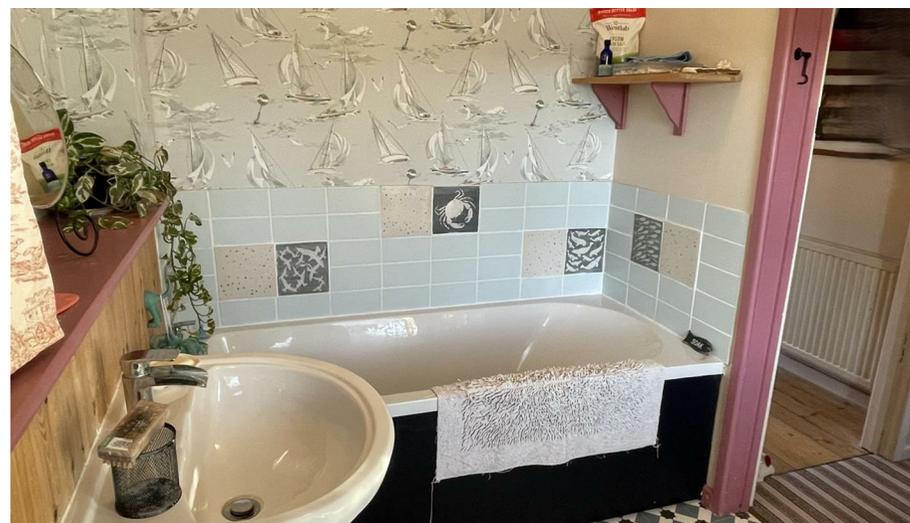
Council Tax band C. Rate Payable for 2026/ 2027: £2140.31

### SERVICES

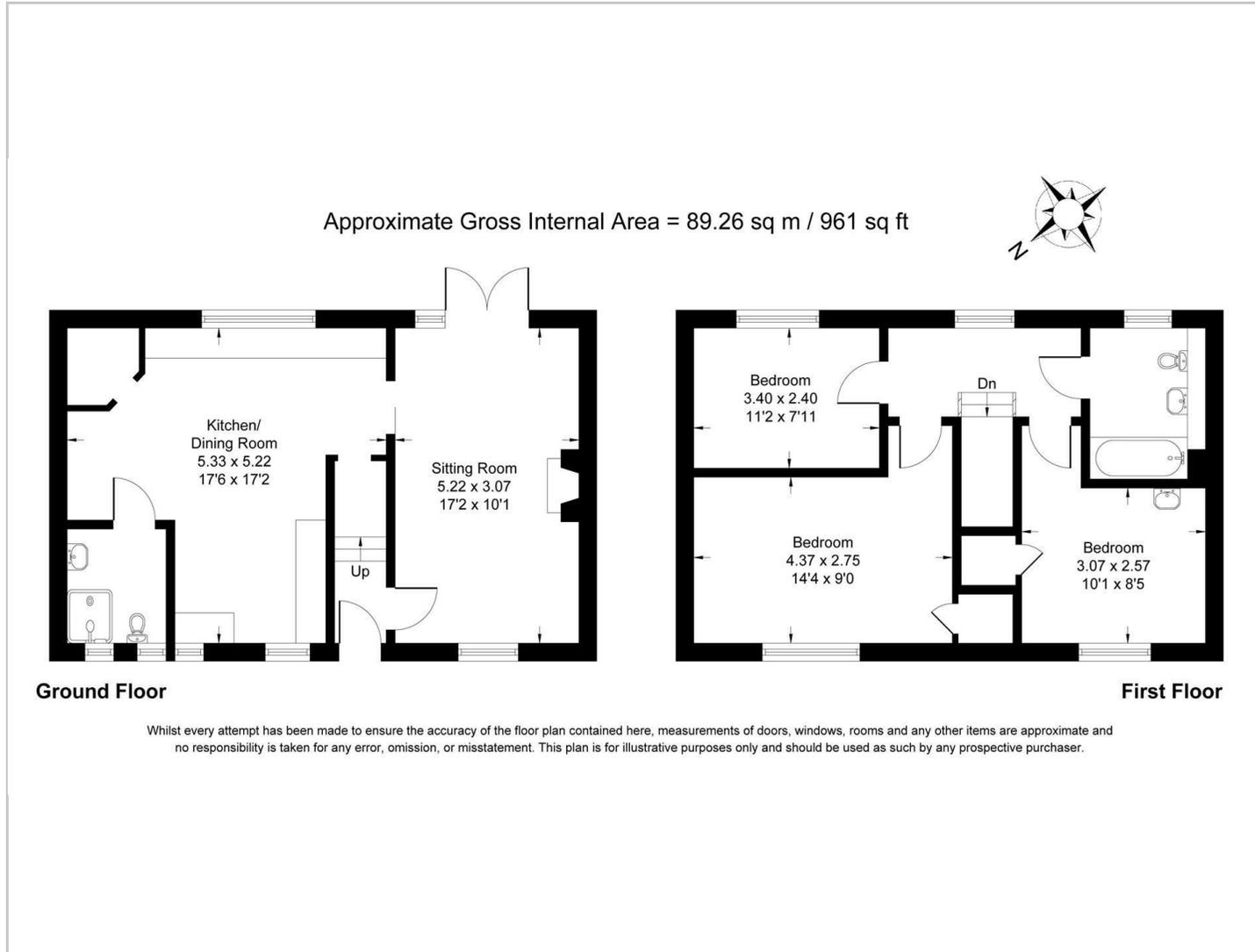
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

### DIRECTIONS

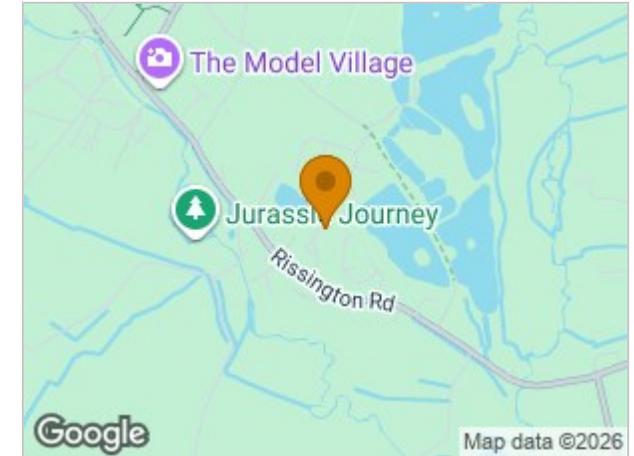
From the Tayler & Fletcher office proceed along the High Street to the end of the road and then turn right onto Rissington Road. Proceed along Rissington Road past Sadlers Edge on the left and then take the next left turn into Rye Close. Follow Rye Close around the bend and No. 22 will be found after a short distance on the right hand side.



## 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.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>82</b>	<b>66</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	