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# Taylor & Fletcher



Gorse Dene, Rissington Road  
Bourton-On-The-Water, Cheltenham, GL54 2DX  
**Guide Price £895,000**







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*A beautifully presented bespoke 4 bedroom detached family house with office / nursery, a garage and mature garden, occupying a good position on the edge of the village and enjoying a fine southerly aspect.*

### LOCATION

Gorse Dene is situated in a mature residential area on the edge of the village within walking distance of the village centre and Budgens supermarket. 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

Gorse Dene comprises a substantial detached family house occupying a beautiful mature position on the edge of the village, believed to have been constructed in 1916 with more recent extensions and alterations. The property is constructed of rendered and brick elevations and provides extensive accommodation arranged over two floors with an interconnecting principal sitting room, dining room, further second sitting room, kitchen/breakfast room, cloakroom, utility and garage on the ground floor with two bedroom suites on the first floor, two further good-sized double bedrooms, a fifth bedroom/study and a further family bathroom and shower room. The property is set well back off the Rissington Road with a gravelled drive and ample parking to the front, with a good sized mature level garden to the rear and enjoying a lovely aspect to the South.

### Approach

Covered entrance with outside light and solid timber door with decorative leaded light casements to either side to:

### Hall

With tiled floor and recess with double glazed portholes to either side of the front door, stairs rising to first floor and painted timber door to:

### Cloakroom

With continuation of the tiled floor, low-level WC and pedestal wash hand basin with chrome mixer tap, part tiled walls, decorative opaque double glazed window to front elevation. From the Hall, two separate doors to:

### Sitting Room/ Dining Room

Subdivided into the seating area with wide double glazed bi-fold doors across the rear of the house, ornate gas fireplace with cut Cotswold stone surround,

recessed ceiling spotlighting, Oak floor and vertical radiator. Interconnecting with the dining area with ornate Cotswold stone fireplace with coal effect fire with recessed cupboards to either side part with glazed panelled doors, picture rail, and a further set of double glazed bi-fold doors leading out to the rear terrace and garden.

From the hall, painted timber door through to the:

### Second Sitting Room

With deep bay window with window seat and double glazed leaded light casements, cut stone fireplace with log effect electric stove, recessed book shelving to one side, picture rail and further double glazed casement to front elevation.

From the hall, ornate glazed painted timber door to the:

### Kitchen/ Breakfast Room

With bespoke fitted kitchen with gas-fired Aga with Granite worktops to either side and extractor over. Stainless steel sink unit with chrome mixer tap and a comprehensive range of below worksurface cupboards and drawers incorporating a Neff dishwasher and with a further matching worktop with tiled splash back with cupboards below and over with three quarter height unit housing the refrigerator and further built-in larder cupboard with shelving. Part exposed brick wall, further cupboard to the far end with the electricity meters and fuse box. Breakfast area with former fireplace with brick inner surround and built-in shelving with built-in cupboards to one side housing the manifold and pressure system for the air source heat pump. Wide double glazed casement windows to side and rear elevations and further painted stable door with glazed insert leading to the:

### Rear Hall

With separate double glazed door leading out to the rear garden, archway interconnecting to the:

### Walk-in Utility

With continuation of the tiled floor with worktop with stainless steel sink unit with chrome mixer tap and built-in cupboards below, space with plumbing for washing machine and drier, eye-level cupboards, tiled splashback and double glazed casement to the front elevation.

From the rear hall, there is also a separate Cloaks hanging area and ornate

double glazed door leading out to the front of the property.

From the rear hall, painted timber door interconnects with the:

#### **Single Garage**

With double glazed casement window to the rear elevation and a pair of timber doors with glazed panels leading out to the front drive.

From the hall, stairs with painted balustrade and timber hand rail rise to the:

#### **First Floor Landing**

With seating area with double glazed casement window to side elevation and from the far end, painted timber door to:

#### **Bedroom 1**

With two double glazed casement windows overlooking the rear garden, extensive built-in wardrobes and painted timber door leading to the:

#### **En Suite Shower Room**

With tiled floor, deep walk-in shower with glazed panel, low-level WC, wash hand basin with built-in cupboards below, tiled walls, double glazed casement window to front elevation, heated chrome towel rail and painted timber door to airing cupboard with pine slatted shelving.

from the landing, painted timber door to:

#### **Study/ Nursery**

With double glazed casement window to front elevation.

From the landing, painted timber door to:

#### **Shower Room**

With tiled walls and floor and shower with sliding opaque glazed doors, low-level WC, pedestal wash hand basin with chrome mixer tap and recessed ceiling spotlighting.

From the landing, painted timber door to:

#### **Bedroom 3**

With double glazed casement window overlooking the rear garden and built-in wardrobes.

From the landing, painted timber door to:

#### **Guest Bedroom 2**

A double aspect room with double glazed casements to front and side elevations and built-in wardrobes with separate painted timber door leading through to:

#### **En Suite Shower Room**

With built-in shower with chrome fittings and curved glazed sliding doors, low-level WC, oval wash hand basin with built-in cupboards below, chrome mixer tap with tiled splashback and double glazed casement to the front

elevation.

From the landing, painted timber door to:

#### **Bedroom 4**

With double glazed casement window overlooking the rear garden, with built-in wardrobe with hanging rail and shelving.

From the landing, painted timber door to:

#### **Family Bathroom**

With a matching suite of corner bath with chrome taps and tiled splashback, low-level WC, wash hand basin with built-in cupboards below, chrome mixer tap, tiled splashback, double glazed casement to side elevation, chrome heated towel rail and part painted timber panel walls.

#### **OUTSIDE**

Gorse Dene is approached from the Rissington Road via a pair of five bar timber gates leading to gravelled drive with lawns to either side with clipped hedging and close board fencing sweeping up to the front of the house with parking to the front and providing access to the front and SINGLE GARAGE. There is access to the side of the house leading to the extensive formal gardens and grounds, which may also be approached from the bi-fold doors from the sitting room, dining area and alternatively via a separate door from the rear hall. Set immediately to the rear of the house is an extensive partially covered decked terrace with timber balustrade and adjustable louvred Pergola, a further paved terrace and in turn leading on to the principal gardens with sculpted herbaceous borders to either side with DETACHED SUMMER HOUSE to the East side with productive raised beds and GARDEN SHED to one side and backing on to open fields to the rear with a post and rail fence.

#### **SERVICES**

Mains Gas, Electricity, Water and Drainage are connected. Heated by air source heat pump.

The property also has photovoltaic panels which provide a quarterly return.

#### **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 G. Rate Payable for 2026/ 2027: £4,013.07

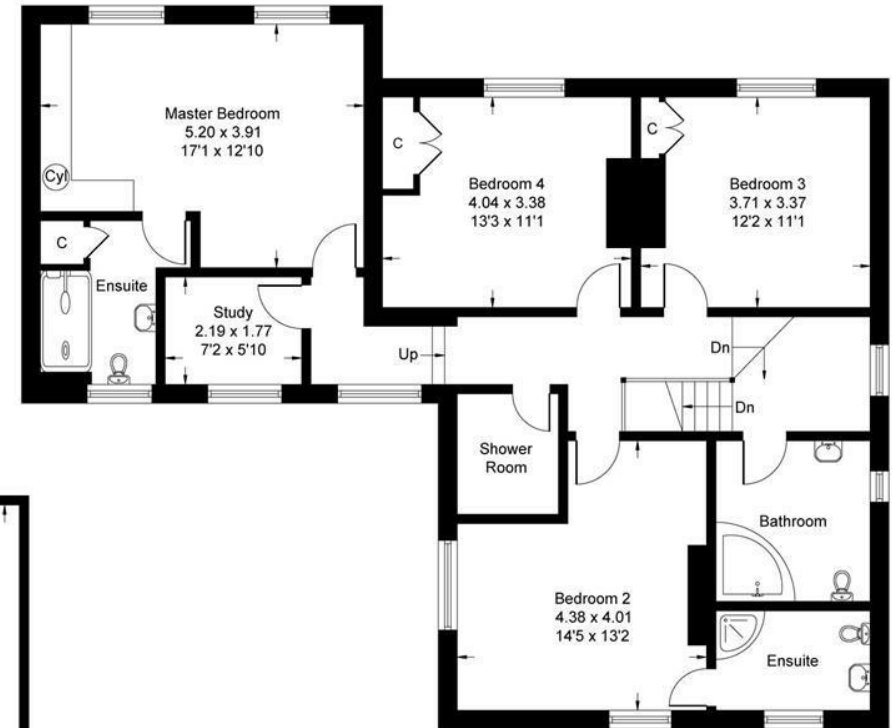
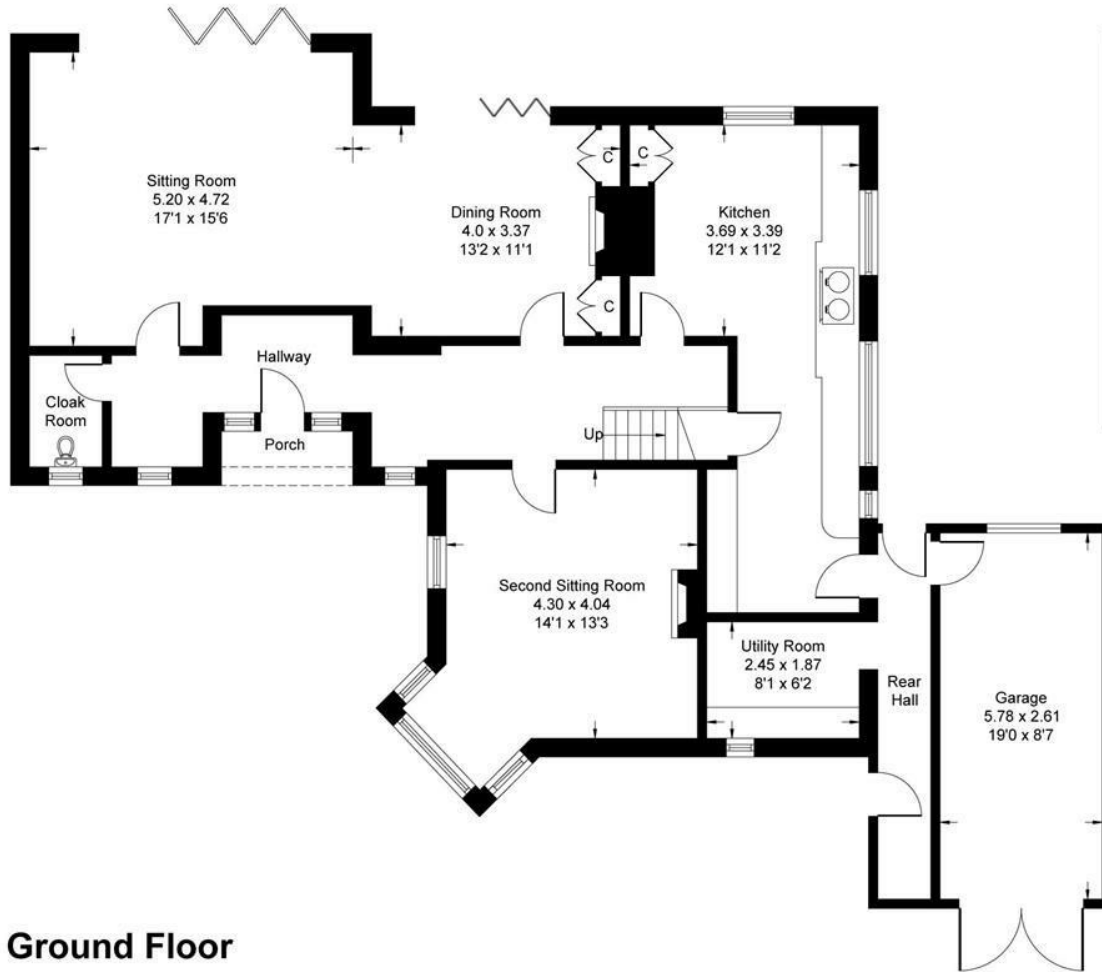
#### **DIRECTIONS**

From the Bourton office of Tayler & Fletcher proceed down the High Street through the green. At the junction bear right on to Rissington Road, passing Birdland and continuing in the direction of "the Rissingtons", where Gorse Dene will be found on the right hand side opposite the entrance to Gorse Close, before the end of the village.

What3Words: incomes.neatly.hills



Approximate Gross Internal Area = 215.45 sq m / 2319 sq ft  
Garage = 15.35 sq m / 165 sq ft  
Total = 230.80 sq m / 2484 sq ft



Ground Floor

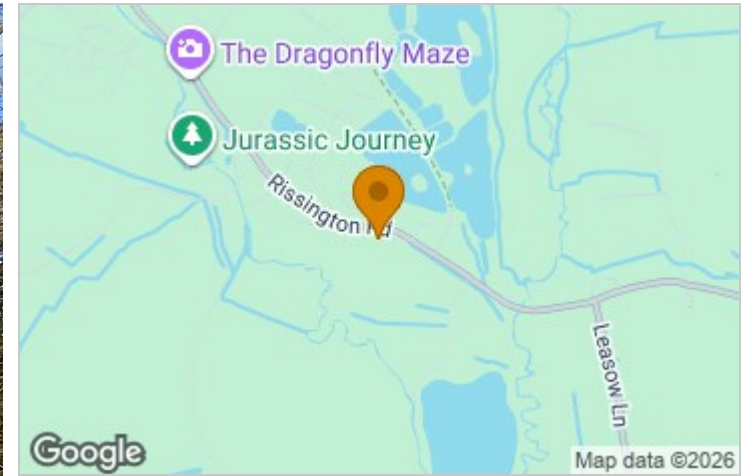
First Floor

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.

## Site Plan



## Location 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		73
(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	