

established 200 years

# Tayler & Fletcher



6 Lamberts Field

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

Guide Price £410,000



## 6 Lamberts Field

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*NO ONWARD CHAIN. A beautifully presented and substantially extended 4 bedroom End of Terrace house with single garage and off street parking set in a popular mature residential area on the edge of the village.*

### LOCATION

6 Lamberts Field is situated in a mature residential area on the edge of the village, a level walk from 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

No. 6 Lambert's Field comprises a beautifully presented end of terrace house which has been considerably extended and improved by the current owners to create an individual home with accommodation arranged over two floors. On the ground floor there is a large open plan kitchen and breakfast room with cloakroom off, and French doors out to the rear garden, a large sitting room and interconnecting Dining/Garden Room to the rear also with French doors out to the South facing rear garden. On the first floor there are three good sized double bedrooms and a further fourth single bedroom, and a refitted family bathroom. The property has parking to the front and landscaped south facing rear garden and a separate single garage and parking space and occupies a peaceful and mature residential location on the edge of the village.

The accommodation is arranged as follows: Covered entrance with outside light and solid oak door with decorative glazed insert to:

### Hall

With double glazed casement window to front elevation, recessed coats cupboard, separate door to the sitting room and stairs with timber handrail to first floor. Door to:

### Kitchen/Breakfast Room

With alcove and double glazed picture window to front elevation with built-in shelving to side, recessed ceiling spotlighting and fitted kitchen comprising granite worktops with four ring Smeg hob with extractor over, further breakfast bar, comprehensive range of below work surface cupboards and drawers, Belfast sink with chrome mixer tap, built-in dishwasher, eye-level cupboards above, three quarter height central unit with double built-in oven/grill (top oven also being a microwave) with cupboards above and below. Further matching range of units with recess for American style fridge freezer with cupboards and drawers to either side, further matching Granite worktop with built-in drawers below. Tiled floor, chrome heated towel rail, and interconnecting archway through to:

### Rear Hall

With French doors leading out to the rear garden and with doors to utility cupboard with space and plumbing for washing machine and dryer. Separate door to:

### Cloakroom

With continuation of the tiled floor, WC, Corner wash handbasin with tiled splashback. Wall mounted Worcester, gas-fired central heating boiler. From the kitchen/breakfast room, a decorative archway interconnects through to the:

### Dining Room/Garden Room

With wide double glazed French doors leading out to the rear garden with matching casements to either side, recessed ceiling spotlighting and interconnecting archway through to the:





### Sitting Room

With double glazed casement back through to the covered entrance, coved ceiling and separate door to the front hall.

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

### First Floor Landing

With double glazed casement window to the rear elevation and door to airing cupboard with foam lagged hot water cylinder. Doors to:

### Bedroom 1 (front)

With wide double glazed casement window to front elevation.

### Bathroom

Recently refitted and having marble top with an oval inset wash hand basin with chrome mixer tap with built-in cup below and low-level WC with built-in cistern, chrome heated towel rail, panelled bath with separate wall mounted Mira shower and glazed shower screen, part tiled walls.

From the landing, door to:

### Bedroom 2 (rear)

With double glazed casement window overlooking the rear garden.

From the landing, door to:

### Bedroom 3

With wide double glazed casement window to front elevation and a range of built-in wardrobes.

From the landing, door to:

### Bedroom 4

With double glazed casement window to the rear of the property.

### Outside

No.6 Lamberts Field is approached from the cul-de-sac via a paved driveway with close board fencing to either side and in turn leading to the front door. Set to the rear of the property is the principal garden with covered pergola to the rear of the house and paved terrace with steps up to the principal terrace with a detached shed to one corner and the remainder of the garden laid to artificial grass with herbaceous borders

surrounding. A separate pedestrian gate leads to a side access. The garden being walled to two sides with close board fencing to the other.

Set separately to the side of the property is a SINGLE TERRACED GARAGE with up and over door and a parking space to the front.

### SERVICES

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

### 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 2026/ 2027: £2407.84

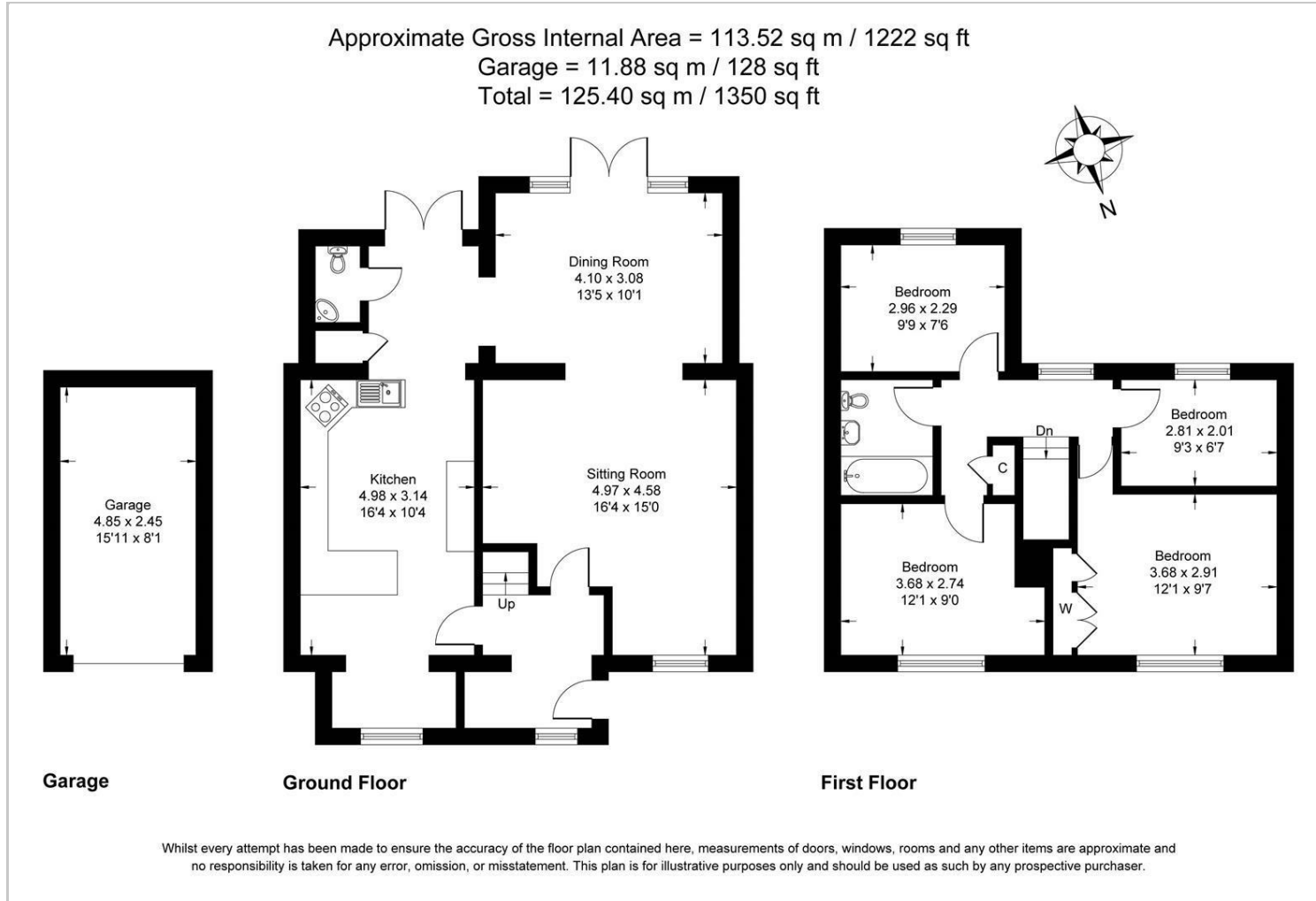
### DIRECTIONS

From the Bourton Office of Tayler & Fletcher proceed along the High Street, bearing right onto the Rissington Road. Pass Birdland and take the left hand turn in to Rye Close. Proceed through Rye Close to Lamberts Field, passing Rye Crescent on the right hand side and take the next right hand turn where No.6 will be found shortly on the right hand side.

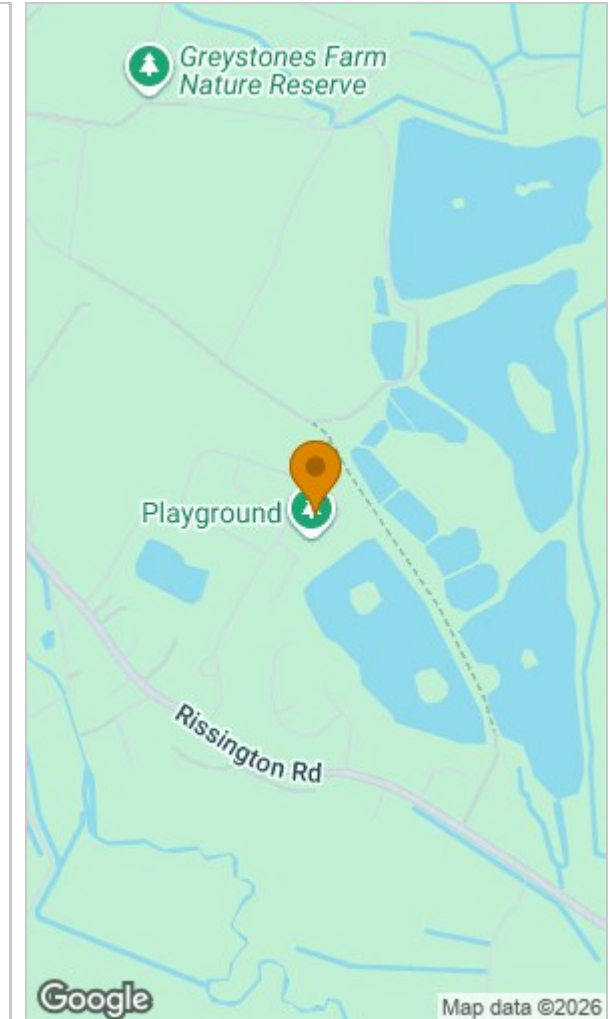
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## Floor Plan



## 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	