

60 ROMAN WAY

BOURTON ON THE WATER, GLOUCESTERSHIRE



A spacious, well presented family house with a landscaped garden and extensive parking

Ground Floor: Entrance Hall • Sitting Room
Dining Room • Study • Kitchen/Breakfast Room
Garden Room • Utility • Cloakroom

First Floor: Main Bedroom with adjoining Bath/Shower Room • Guest Bedroom with adjoining Shower Room
Two further Bedrooms • Family Bath/Shower Room

Outside: Lawned Gardens and Terrace
Parking for four cars • All set in 0.145 Acre

Butler 
Sherborn

Stow-on-the-Wold Office

Parklands House, Park Street, Stow-on-the-Wold,
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DESCRIPTION

This well-presented, spacious house offers 2,447 sqft of living accommodation arranged over two floors. The kitchen breakfast room is a wonderful space with a fully fitted kitchen and access to the rear garden. The rooms are of good proportions with light and bright reception rooms and bedrooms, complimented by three bath/shower rooms.

The garden is enclosed and has a flat lawn, decking and there is a useful covered area, which is all perfect for outdoor entertaining or for children and pets to play. There is a generous lawned front garden and plenty of parking for at least four cars. There are some useful storage sheds to one side. To the rear there is a pedestrian gate to the field beyond for maintenance of the boundary and the ditch.

This house was built in the 1970's and since 2007 the current owners have extended the house in 2008 and improved it throughout.

This super family house is in a good location for access to the local schools, Cotswold School is within walking distance, along with a good supermarket. There are many attractions within walking distance, namely the famous Birdland and The Greystones Nature Reserve. Sporting facilities include the Bourton Vale Cricket Club with regular BBQs and the Cotswold Clubhouse with the gymnastic and trampolining with the added benefit a café. The town also offers two gyms and a public swimming pool, and it is also on a number of bus routes.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Broadband to the house. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.)





FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, GL7 1PX - T: 01285 623000 | W: www.cotswold.gov.uk

COUNCIL TAX	EPC
Band F	Band D (65)



VIEWING

Viewing is strictly by appointment. Please telephone Butler Sherborn, Stow on the Wold Office - T: 01451 830731 | E: stow@butlersherborn.co.uk

DIRECTIONS (GL54 2EW)

From the Fosseway A429, at the traffic lights turn into Station Road, after the supermarket turn left into Roman Way, continue to the left, take the 2nd right turn into a no through road, number 60 is on the left handside.

what3words: [///info.ankle.horseshoe](https://www.what3words.com////info.ankle.horseshoe)

Pubs

- The Mousetrap Inn, Bourton on the Water 1 mile
- Hawkstones Brewery, Bourton on the Water 1.3 miles
- The Slaughters Country Inn 2.1 miles
- The Wheatsheaf, Northleach 6.8 miles

Schools

- Cold Aston Primary School 3.7 miles
- The Cotswold School 0.7 miles
- Swell Primary School 4.1 miles

Train station

- Kingham Station 9.2 miles
- Moreton in Marsh station 8.6 miles

Members Clubs

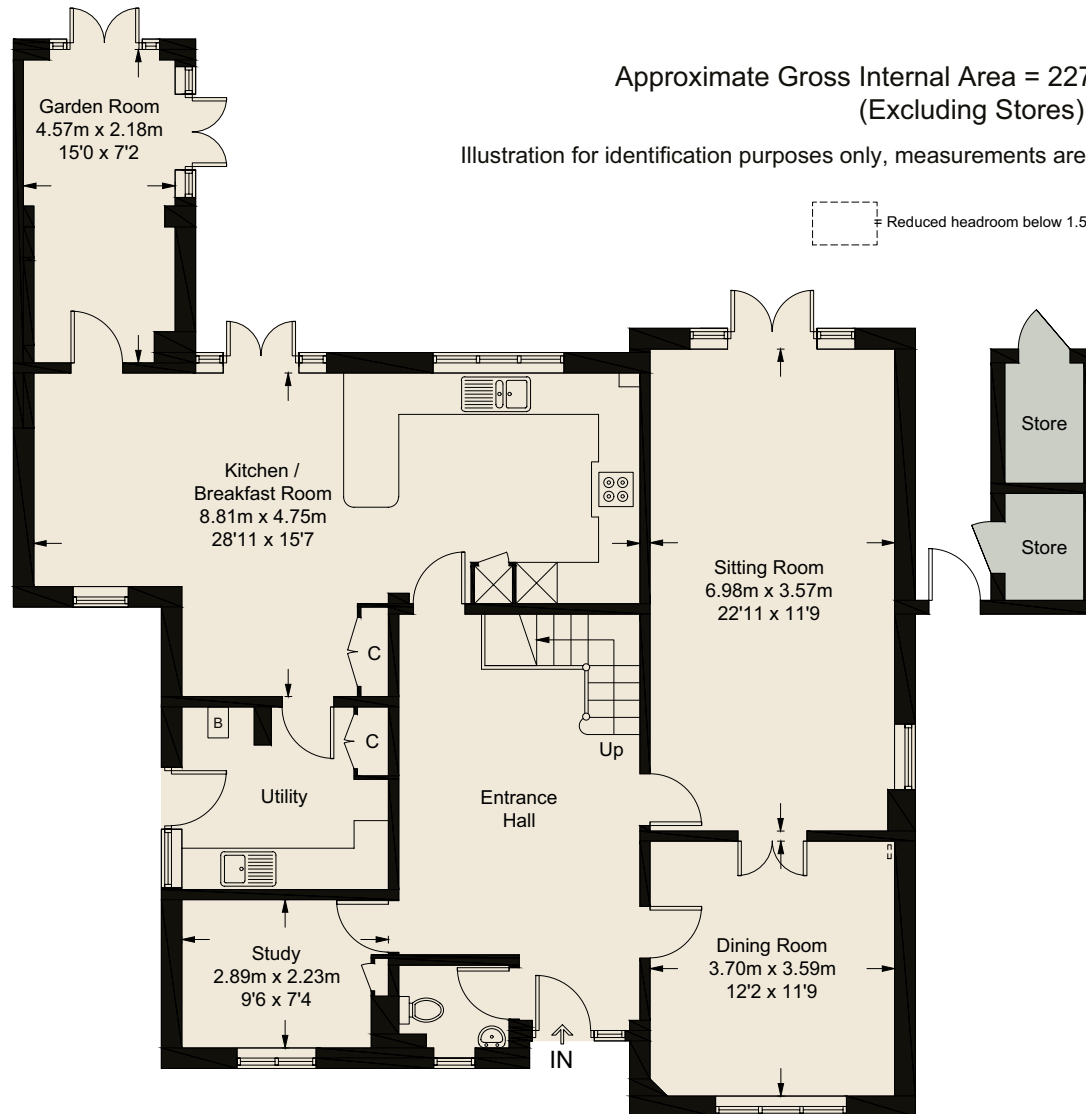
- Soho Farmhouse 21.3 miles
- Daylesford Organic, and Bamford Spa 7.9 miles

Approximate Gross Internal Area = 227.4 sq m / 2447 sq ft
(Excluding Stores)

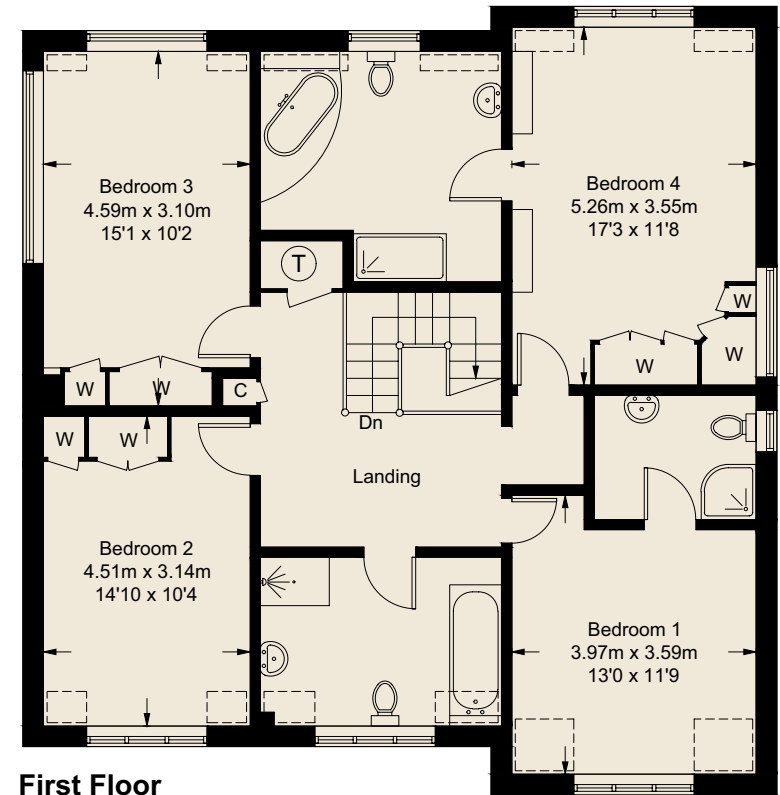
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1310713)



Reduced headroom below 1.5m / 5'0



Ground Floor (Excluding Stores)
122.3 sq m / 1316 sq ft



First Floor
105.1 sq m / 1131 sq ft



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