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# Tayler & Fletcher



50 Lamberts Field

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

**Guide Price £415,000**



## 50 Lamberts Field

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*A well proportioned 3 bedroom Semi-detached house with integral garage situated within a corner plot in a peaceful setting on the edge of the sought after village of Bourton-on-the-Water. NO ONWARD CHAIN.*

### LOCATION

Lamberts Field is situated in a mature residential area on the edge of the village, a short 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

Number 50 Lamberts Field comprises a substantial semi-detached house occupying a particularly good and peaceful corner position on the edge of Lamberts Field and is constructed of reconstituted stone elevations under a pitched plain concrete tiled roof with accommodation arranged over two floors with a double aspect sitting room, kitchen/dining room and utility and rear hall on the ground floor and three bedrooms and a shower room on the first floor. The property also has an integral single garage and parking and offers further potential subject to any necessary consents.

### Approach

A covered entrance with outside light and glazed timber door to:

### Entrance Hall

With double glazed casements to front and side elevations and opaque glazed door to:

### Hall

With stairs rising to first floor and door to:

### Sitting Room

With double aspect with bow fronted windows to front and rear elevation, cut stone Cotswold stone fireplace and serving hatch through to the kitchen.

From the hall, timber door through to the:

### Kitchen/ Dining Room

With dining area with raised shelving and serving hatch to the sitting room. Kitchen comprising double bowl stainless steel sink unit with drainer to side and mixer tap with separate drinking water supply, brushed stainless steel gas hob with built-in oven/grill below, space and plumbing for slimline dishwasher, space for upright fridge/freezer, a range of below worksurface cupboards and drawers, worktop, further dresser unit with built-in cupboards below and glazed fronted eye-level cupboards over. Double glazed casement window out to the rear garden.

From the kitchen/dining room, opaque glazed door through to the:

### Rear Hall

With door to built-in housemaids cupboard, cloaks hanging and shelving and separate opaque double glazed door leading out to the rear garden and further door to the:





### Utility/ Cloakroom

With low-level WC with timber seat, space with plumbing for washing machine and drier, opaque double glazed casement overlooking the rear garden.

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

### First Floor Landing

With access to roof space, doors to built-in cupboard with wall mounted Worcester gas-fired central heating boiler and further door to airing cupboard with foam lagged hot water cylinder with pine slatted shelving and interconnecting archway through to a:

### Study/ Office

With double glazed casement window overlooking the rear garden.

From the landing, door to:

### Bedroom 1

With double glazed casement windows to front elevation, vanity unit and a range of built-in wardrobes.

From the landing, door to:

### Shower Room

With deep walk-in shower with wall wall mounted shower, low-level WC with timber seat, pedestal wash hand basin, part-tiled walls, opaque double glazed casement window overlooking the rear garden, eaves storage and recessed ceiling spotlighting.

From the landing, door to:

### Bedroom 2

With wide double glazed casement window overlooking the front of the property.

From the landing, door to:

### Bedroom 3

With double glazed casement window overlooking the rear garden and wall mounted shelving.

### OUTSIDE

No. 50 Lamberts Field is approached from the peaceful cul-de-sac with a wide pavioured drive to the front and in turn leading to the integral SINGLE GARAGE with a single up and over door and with parking for two cars. There is an area of lawn to the side with a path leading around the side to the rear garden, which also may be approached from the rear hall, being laid mainly to lawn with a central water feature and paved terrace immediately to the rear of the house with dwarf wall with herbaceous shrubs and borders surrounding, a detached storage shed and Greenhouse. There is a separate gate leading out to the adjacent path with direct access to the adjoining countryside.

### 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

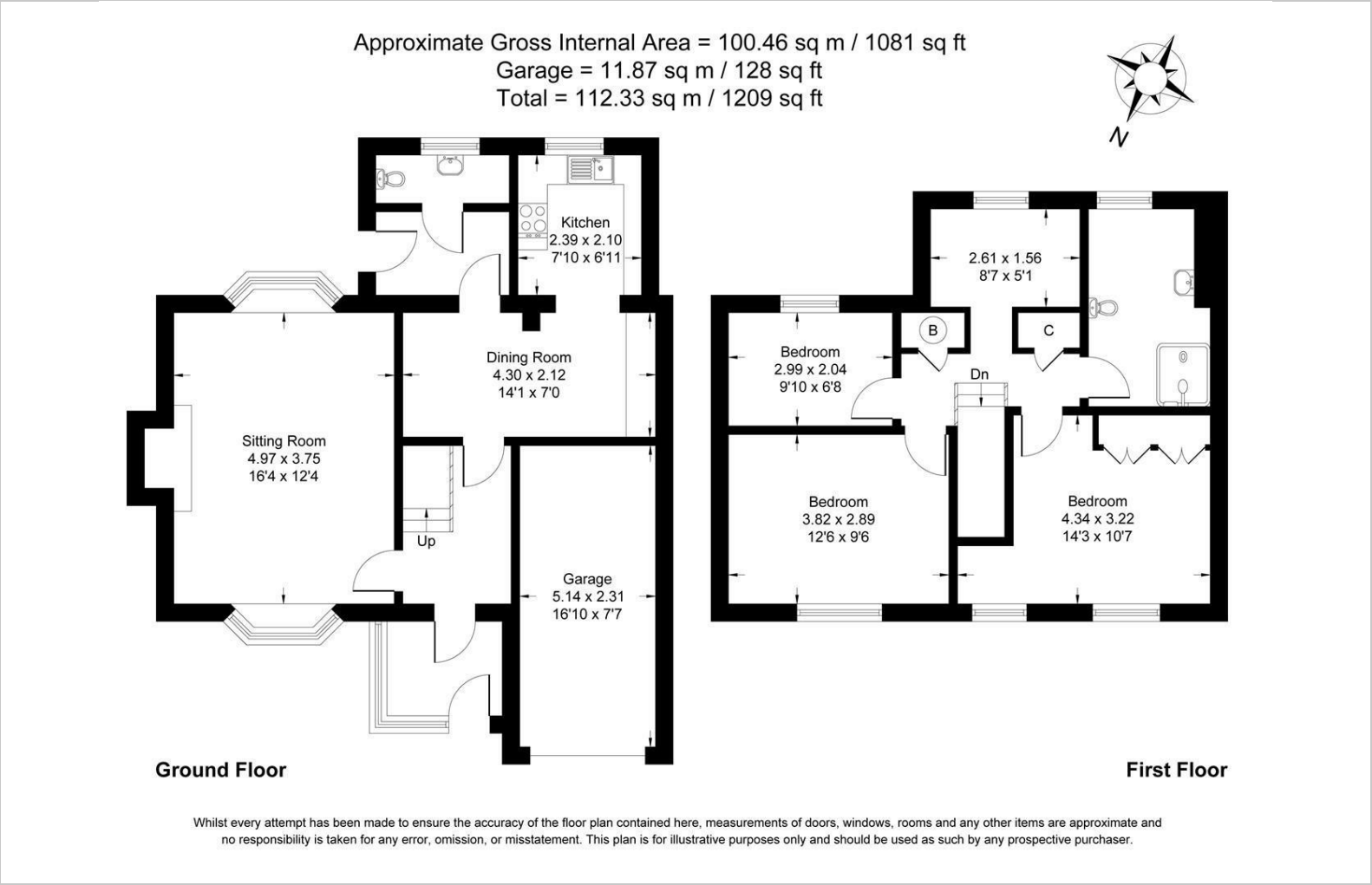
Council Tax band D. Rate Payable for 2025/ 2026: £2,283.14

### DIRECTIONS

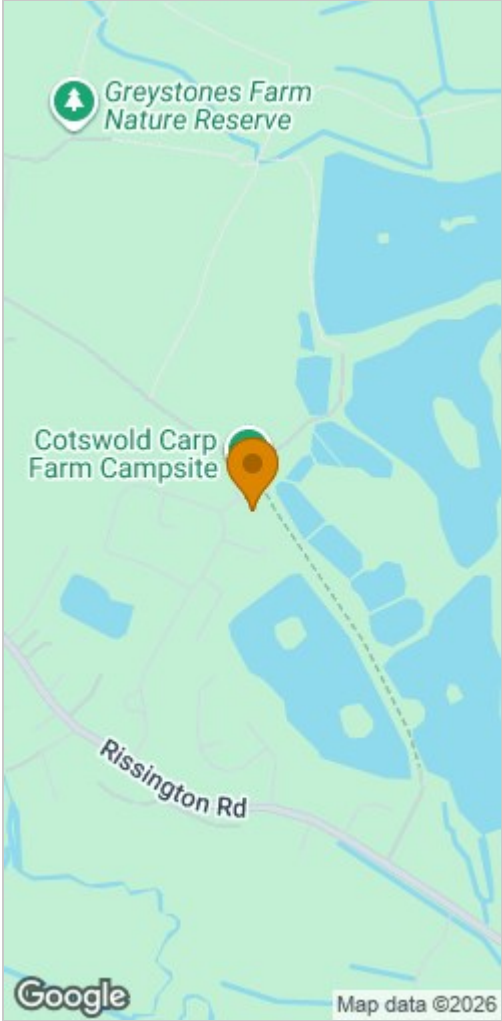
From the Bourton Office head down Rissington road, once you have gone past Birdland keep an eye out on the left hand side for a turning into Rye Close. Take the turning and follow the road all the way up where you will come to Lamberts field, follow the road and at the bend turn right on the corner then proceed around to the right where number 50 will be seen in front of you.

What3Words:  
sundial.passively.wonderful

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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