

established 200 years

# Tayler & Fletcher



## West View

Gasworks Lane, Bourton-on-the-Water, GL54 2DL

Guide Price £575,000





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*A substantial semi-detached Cotswold stone house with open plan ground floor reception space, 5 bedrooms, 2 bathrooms, large garage and garden set in a quiet mature position just off the village centre.*

### 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

West View comprises a substantial semi-detached Cotswold stone house occupying a peaceful position just off the village centre with excellent access to the footpath network leading out to the south of the village. The accommodation is arranged over three floors with a hall with interconnecting reception space comprising sitting and dining areas and in turn leading through to the kitchen/breakfast room to the rear of the house and with bi-fold doors out to the garden. On the first floor there are four good sized double bedrooms and two shower rooms with stairs rising up to the second floor with a fifth bedroom. The property has been sympathetically enhanced and extended over the years and has a pleasant garden to the rear with paved terrace and being laid mainly to lawn.

### Approach

Covered entrance with outside light and timber front door with opaque glazed insert to:

### Entrance Hall

With stairs rising to first floor and door to below stairs cloaks cupboard.

Further painted timber door and step up to:

### Cloakroom

With low level WC, wash hand basin with built-in cupboard below, part tiled walls and tiled floor. Recessed ceiling spotlights.

From the hall, painted timber door through to the:

### Living Room

Comprising dining area with part exposed Cotswold stone wall, wall light point and former fireplace with timber bressumer over and recessed display shelving to either side. Built-in cupboards. Recessed ceiling spotlighting. Separate glazed door to the kitchen and archway interconnecting through to the:

### Sitting Room

With deep bay window to the front elevation, part exposed Cotswold stone walls and fireplace. Decorative ceiling cornice, two wall light points and recessed ceiling spotlighting.

From the dining area, archway interconnecting through to the:

### Kitchen/Breakfast Room

With bespoke fitted kitchen comprising Belfast sink set in a timber worktop, space and gas point for Range style cooker and tiled splash back. Range of below work surface cupboards and drawers incorporating built-in dishwasher and full height unit to one side with built-in refrigerator and freezer. Range of eye level cupboards and extractor over hob. Further matching cupboards. Tiled cill and double glazed casement window overlooking the rear garden. Further range of matching units with timber worktop with built-in cupboards below and display shelving and drawers over. Opaque double glazed door to the side elevation. Recessed ceiling spotlighting.

Breakfast area with lantern over and recessed ceiling spotlighting. Two vertical radiators. Bi-fold double glazed doors to the rear terrace and garden beyond.

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

### First Floor Landing

With double glazed sash window to the front elevation. Painted timber door to airing cupboard with pressurised hot

water cylinder and pine slatted shelving.  
From the front of the house, painted timber door to:

### Bedroom One

With two double glazed windows to the front elevation with stone cills and extensive range of built-in pine cupboards with hanging rail and shelving and central display shelf. Boarded attic space above bedroom and shower room.

From the landing, painted timber door to:

### Bedroom Two

With double glazed sash window to the front elevation.

### Shower Room

With tiled floor and part tiled walls. Deep walk-in shower with fixed glazed screen and wall mounted Mira shower over. Low level WC, pedestal wash hand basin, recessed ceiling spotlighting and opaque double glazed casement window to rear elevation. Heated chrome towel rail.

From the landing, painted timber door to:

### Bedroom Three

With double glazed casement window to the rear elevation overlooking the garden with tiled cill. Two Velux roof lights to either roof slope.

### Second Shower Room

With walk-in shower with glazed door, wall mounted Mira shower and tiled surround. Low level WC, wash hand basin with built-in cupboard below and chrome mixer tap. Part tiled walls, chrome heated towel rail and opaque double glazed casement window to side elevation. Small wall cabinet.

### Bedroom Four

With double glazed casement window overlooking the rear of the property. Part exposed stone walls.

From the landing, continuation of the stairs with painted timber handrail and balustrade rise to the second floor, with a fire resistant timber door to:

### Bedroom Five

With two Velux roof lights to the front elevation. Extensive eaves storage and recessed ceiling spotlighting. Further built-in wardrobe with hanging rail.

## OUTSIDE

West View fronts on to Gasworks Lane with iron railings to the small front garden laid to gravel with mature Vine. Graveled parking area leading to the integral SINGLE garage. Set opposite the property is parking allocated to the property. Set to the rear of the property and accessed either from the kitchen door or alternatively via the bi-fold doors from the breakfast area is the rear garden. With a n extensive paved terrace across the rear of the house with lawn beyond with herbaceous borders to either side.

Summerhouse to one corner and detached storage shed - both with electric power points. The pathway continues back down the side of the property with a timber door with glazed panels leading back to the single garage, with up and over door, and wall mounted electricity meter and fuse box. Utility area consisting of built-in worktop with floor and wall mounted cupboards and with space and plumbing for washing machine and tumble dryer. Wall mounted Ideal classic central heating boiler.

## 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).

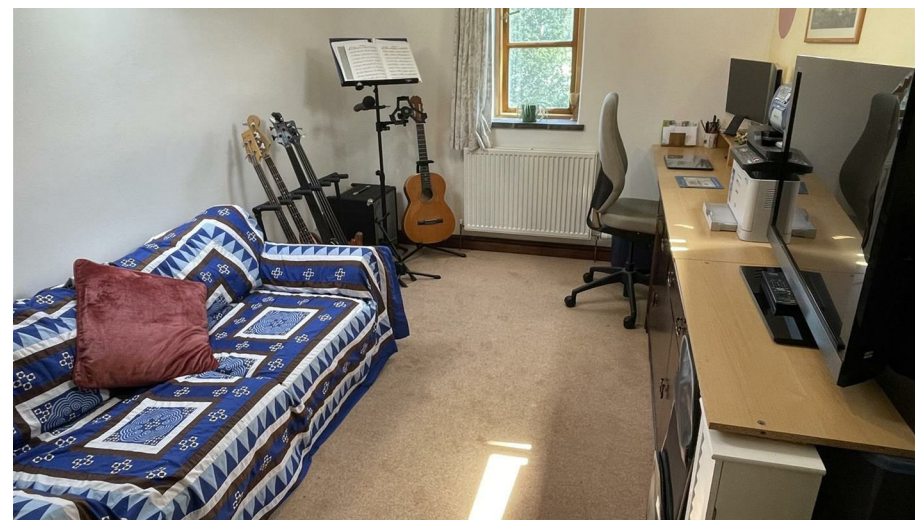
## COUNCIL TAX

Council Tax band C. Rate Payable for 2026/ 2027: £2,140.31.

## DIRECTIONS

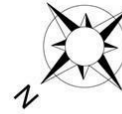
From the Bourton office of Tayler & Fletcher proceed down the High Street and take right hand turn over the second bridge in to Victoria Street. Proceed over the bridge and pass the entrance to Chardwar Gardens and take the next left in to Clapton Row. Take the first right hand turn in to Gasworks Lane and the property can be found after a short distance on the left hand side.

What 3 Words: nicknames.nozzle.appealing

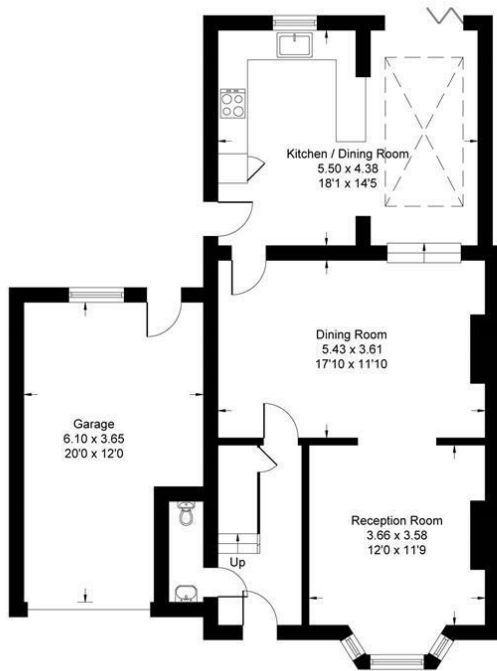


## Floor Plan

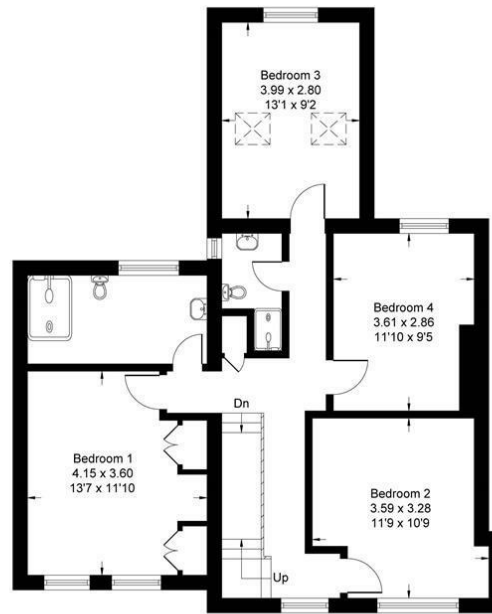
Approximate Gross Internal Area = 153.60 sq m / 1653 sq ft  
 Eaves = 25.40 sq m / 273 sq ft  
 Garage = 19.90 sq m / 214 sq ft  
 Total = 198.90 sq m / 2141 sq ft



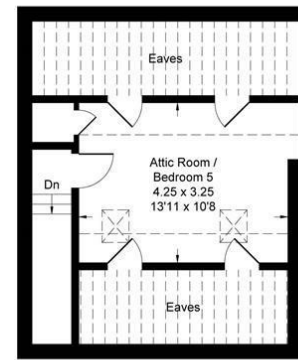
Denotes Restricted Head Height



Ground Floor



First Floor



Second 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.

## 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>	63	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	