

established 200 years

# Tayler & Fletcher



3 Stanway Green

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

Guide Price £495,000



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## 3 Stanway Green

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

*NO ONWARD CHAIN. A beautifully presented four-bedroom detached house offering versatile living space, a private rear garden, and a convenient location within walking distance of The Cotswold School and local village amenities.*

### LOCATION

3 Stanway Green is situated in a mature residential area on the edge of the village. 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 independent shops, cafés, traditional pubs, supermarkets, restaurants, churches, a leisure centre, and the highly regarded local school, The Cotswold School. 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

3 Stanway Green comprises a beautifully presented and original detached house of reconstituted stone elevations under a reconstituted stone tiled roof. The accommodation is arranged over two floors with three reception rooms on the ground floor together with a large kitchen/breakfast room and a cloakroom. On the first floor there is a master bedroom with en suite shower room, three further bedrooms and the family bathroom. The property occupies a prominent position at the entrance to the development being set back from the pond and communal areas and with a private garden to the rear currently arranged for minimal maintenance. The property is well positioned being a short walk from the village centre, amenities and local schools.

### Approach

Solid painted timber door with opaque glazed insert with cornice over. Outside light with decorative outer surround.

### Hall

With stairs rising to the first floor and painted timber door to:

### Cloakroom

With low level WC, wall mounted wash hand basin with chrome mixer tap and tiled splash back.

From the hall, painted timber door to:

### Dining Room

With double glazed window to front elevation.

From the hall, painted timber door to:

### Study

With double glazed window to front elevation.

From the hall, painted timber door to:

### Sitting Room

With decorative fireplace fitted with electric coal effect fire. Wide double glazed casement window overlooking the rear garden with separate double french doors.

From the hall, painted timber door to:

### Kitchen/Breakfast Room

Comprising a bespoke kitchen with one and a half bowl stainless steel sink unit with chrome mixer tap set in a dark granite worktop with granite upstands and window sill. Four ring gas hob, comprehensive range of below work surface cupboards and drawers incorporating a built in Hotpoint dishwasher and Hotpoint washer/drier. Range of eye level cupboards with built in Potterton gas fired central heating boiler to one side. Brushed stainless steel and glazed extractor over hob. Three quarter height unit to one side with built in Hotpoint double oven/grill with cupboards above and below. Further





matching granite worktop and upstands with built in cupboards to the side. Set to the corner of the room is a built in below stairs storage cupboard. Further built in wine storage and upright fridge/freezer. Separate painted timber door with glazed insert leading to the rear garden. Double aspect with double glazed casement windows to side and rear elevations. Recessed ceiling spotlighting. From the hall, stairs with painted timber balustrade and timber handrail rise to the:

#### First Floor Landing

With access to roof space and painted timber door to airing cupboard with pressurised water cylinder and pine slatted shelving. Painted timber door to:

#### Bedroom One

With wide double glazed casement window overlooking the rear garden. Extensive range of built in wardrobes with hanging rails and shelving. Painted timber door to:

#### En Suite Shower Room

With matching suite of pedestal wash hand basin with chrome mixer tap and tiled splash back, low level WC and walk in shower cubicle with bi-fold glazed doors and chrome fittings. Recessed ceiling spotlighting and vertical heated towel rail.

From the landing, painted timber door to:

#### Bedroom Two

With double glazed casement window to front elevation. Pair of double doors to built in wardrobes with hanging rail and shelving over.

#### Bedroom Three

With double glazed casement window to front elevation.

#### Bedroom Four

With double glazed casement to front elevation.

#### Family Bathroom

With panelled bath with chrome mixer tap, wall mounted shower attachment and glazed bi-fold shower screen. Low level WC, pedestal wash hand basin with chrome mixer tap, part tiled walls, heated towel rail and opaque double glazed casement to side elevation. Recessed ceiling spotlighting.

#### OUTSIDE

3 Stanway Green overlooks the communal

grounds and pond set to the front of the Bourton Chase development. The property is accessed from the highway via a path with painted pedestrian gate with Cotswold stone wall. The central path with graveled beds to either side leads up to the front door. Set to the side of the property is a further area of garden with shed to one corner, offering some potential for further extension and alteration subject to any necessary consents. The principle garden is set to the rear of the property with extensive paved terrace and with timber decking throughout with raised beds to the side with mature shrubs and trees. A pedestrian gate at the end leads out to the parking area with SINGLE GARAGE with up and over door and parking area 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 E. Rate Payable for 2026/ 2027: £2942.91

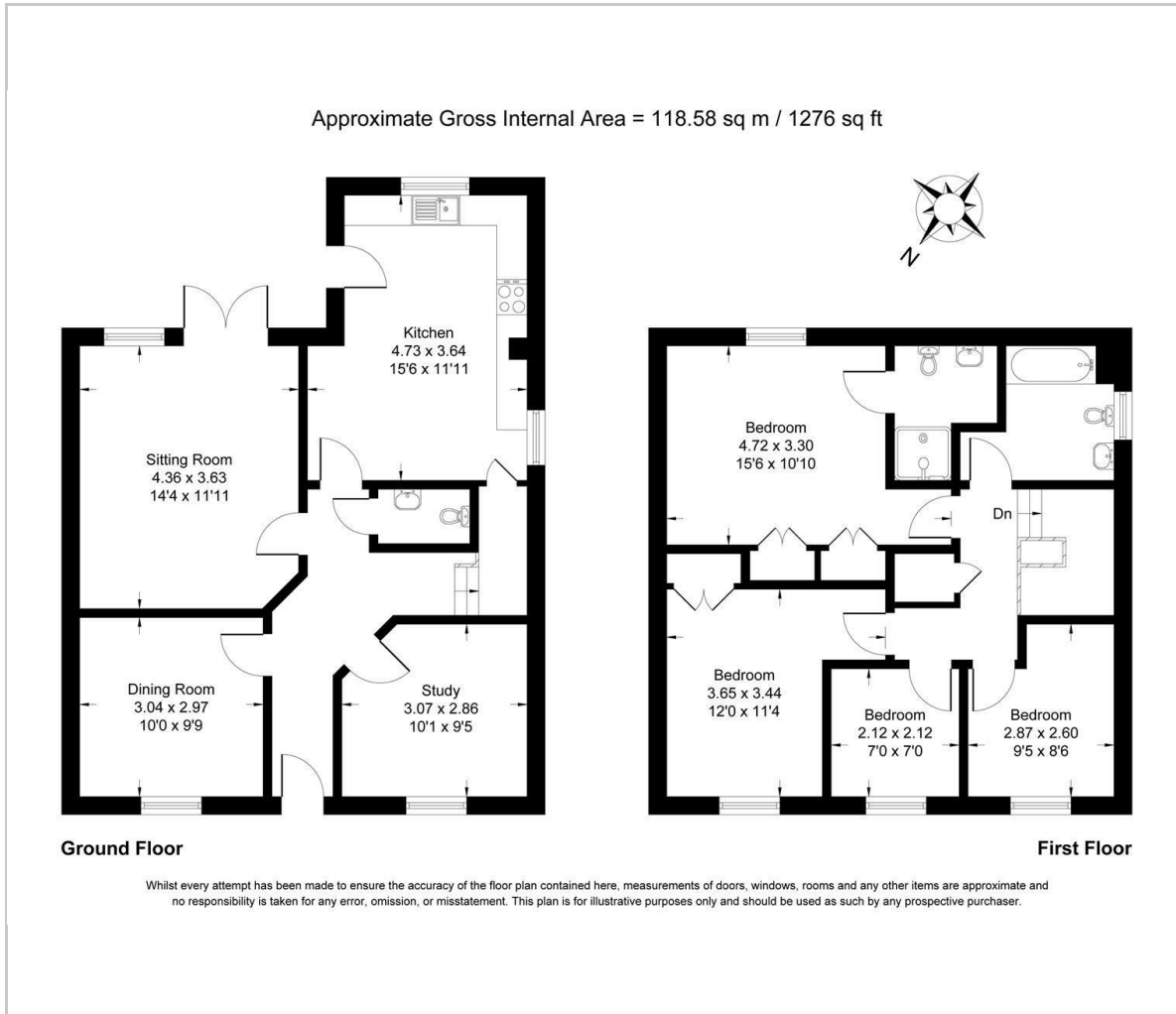
#### DIRECTIONS

From the Bourton office of Tayler & Fletcher, proceed down the High Street, turning left into Moore Road. At the Junction with Station Road turn left, continuing past the Cotswold School and Leisure Centre then take the next right hand turn signposted Meadow Way. Continue to the roundabout, turning left and proceed past Beddome Way then take the next left hand turn into Barnsley Way. Bear right at the first bend towards Hidcote Close and Stanway Green is adjacent.

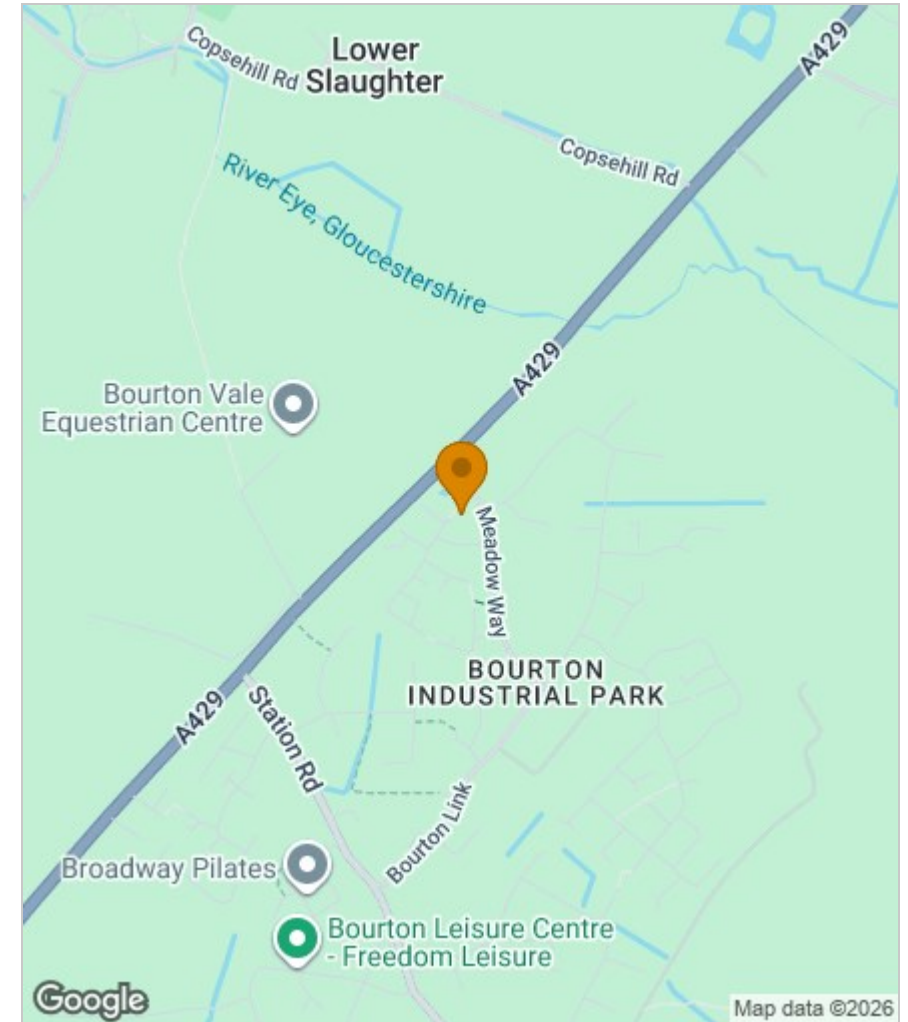
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## Floor Plan



## 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	75	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	