

established 200 years

Taylor & Fletcher



Springfield, Bourton-on-the-Water

Stow-on-the-Wold 4 miles, Cheltenham 16 miles,
Cirencester 18 miles, Oxford 28 miles

31 Springfield Bourton-on-the-Water Gloucestershire GL54 2DF

**A BEAUTIFULLY EXTENDED AND REFURBISHED
SEMI-DETACHED HOUSE SET IN A POPULAR AND
PEACEFUL RESIDENTIAL SETTING ON THE
SOUTH SIDE OF THE VILLAGE.**

- Contemporary Extension
- Bespoke High Quality Finish
- Sitting Room, Study
- Open Plan Kitchen/Family Room
- Utility Room, Cloakroom
- Master Bedroom & En Suite
- 4 Further Bedrooms & Bathroom
- Raised Terrace & Landscaped Garden
- Parking, No Onward Chain

Guide price £630,000

VIEWING Strictly by prior appointment
through

Taylor & Fletcher

Tel: 01451 820913

LOCATION

Springfield is a popular residential location close to the centre of Bourton-on-the-Water, which is famous for its wide village green with the River Windrush running through. The village 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 award winning Cotswold secondary school. The larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance with excellent access to the motorway network via the A40 to the south. 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 a wide range of outdoor rural leisure pursuits.

DESCRIPTION

No.31 Springfield comprises a beautifully extended and fully refurbished family house occupying a peaceful residential setting a short walk from the village centre. The current owners have just concluded a very contemporary extension to create unique and high specification living accommodation with a wide hall, study and separate sitting room to the front of the house, with a large open plan kitchen / family room with open plan dining and seating areas and a lovely outlook over the terrace and garden with bi-fold doors that open out across the width to create a unique living space. There is also a separate utility room and cloakroom. On the first floor there is a

master bedroom with en suite bathroom, 3 further bedrooms and family bathroom and on the second floor there is a further bedroom. The property has parking to the side, together with a useful workshop/store and the gardens have been landscaped with raised beds and a large paved terrace off the kitchen/family room.

Approach

Gabled entrance porch with oak framed casements and oak door with outside lights to:

Entrance Lobby

With mat well with built-in storage and seat and archway through to the:

Hall

With limestone floor with stairs rising up to the first floor. Built-in cupboard, recessed ceiling spotlighting and painted timber door to:

Study

With double glazed casement to front elevation and oak floor.
From the hall, painted timber door to:



Sitting Room

With wide double glazed casements with New England shutters to the front elevation, fireplace with timber bressumer and tiled hearth with recessed built-in storage and display shelving to either side.
From the hall, archway through to the:



Open Plan Kitchen/ Family Room

Kitchen area with bespoke fitted kitchen with marble worktops, space for Range cooker with extractor over, double bowl Belfast sink with mixer tap, marble upstands and splash back. Range of built-in below work surface cupboards and drawers, built-in dishwasher, built-in refrigerator, range of eye-level cupboards and magic corner. Central island unit with matching marbled worktop with built in drawers and breakfast bar. Three quarter height larder cupboard to one side and further built-in below stairs storage cupboard. Continuation of the limestone floor, wide archway interconnecting through to the FAMILY ROOM with double glazed full width sliding doors overlooking the rear terrace and garden, ABX curved solid fuel wood burning stove set on a stone plinth to one corner. Recessed ceiling spotlights.
From the kitchen area, archway interconnecting with the:



Utility Room

With continuation of the limestone floor and part timber clad walls. Space for American style fridge/freezer, wall mounted Vaillant gas fired central heating boiler, marble worktop with mixer tap and built-in cupboards below. Space with plumbing for washing machine and drier, oak stable door to side elevation, recessed ceiling spotlights and double glazed casement to side elevation. Pine door through to:

Cloakroom

With high-level WC, pedestal wash hand basin, part timber panelled walls and opaque double glazed window to side elevation. From the hall, stairs with painted balustrade and oak hand rail rise to the:

First Floor Landing

With recessed ceiling spotlighting, built-in shelving and door to:

Master Bedroom

With double glazed casement overlooking the rear garden, extensive built-in wardrobes with shelving and painted timber door to:



En Suite Bathroom

With tiled floor, low-level WC, oval wash hand basin with built-in cupboards below. Three quarter sized P-shaped bath with timber panel and folding glazed shower screen with separate wall mounted shower. Heated towel rail and radiator, opaque double glazed casement to rear elevation.
From the landing, painted timber door to:

Family Bathroom

With ornate oval bath with freestanding pedestal mixer tap and handset shower attachment. Patterned marble floor, low-level WC with built-in cistern, oval wash hand basin set on a plinth with marbled splash back and mixer tap. Walk-in shower cubicle with continuation of the patterned marble floor and matching walls. Wide shower rose and a separate handset shower attachment over. Recessed built in shelving. Recessed ceiling spotlights.
From the landing, painted timber door to:



Bedroom 2

With double glazed casement overlooking the front of the property and a pair of timber doors to a built-in wardrobe.
From the landing, painted timber door to:

Bedroom 3

With double glazed casement overlooking the front of the property. Built-in storage.
From the landing, painted timber door to:

Bedroom 4

With wide double glazed casement window overlooking the front of the property. Built-in storage.
From the landing, stairs rise to the second floor with painted timber door to:

Bedroom 5

With Velux roof light to rear elevation, built-in eaves storage and further built-in cupboards.

OUTSIDE

No.31 Springfield is approached from Springfield (a no through road) with a stone path and stone capped dwarf wall to the front with lawn to either side. Vehicular access to the side with gravelled parking. The gravelled drive extends down to the side of the property with a step down to a built in store with roof light over and in turn with an archway through to the rear garden.

Set to the rear of the house and accessed via the full width double glazed sliding doors is a raised stone terrace with stone paving and central steps leading down to the main lawn. Raised herbaceous beds and borders and ornate water feature to the far end. Pergola and recessed trampoline area to one corner and further paved terrace area to the other.

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

COUNCIL TAX

Council Tax band 'D'. Rate Payable for 2021/ 2022: £1,912.54

DIRECTIONS

From the Bourton office of Tayler and Fletcher proceed along the High Street turning right over the bridge just before the green into Sherborne Street. Continue along this road bearing right to stay on Sherborne Street. After a short distance take the second left into Springfield and follow the road around to the right where the property will be seen immediately on your left hand side.

Energy performance certificate (EPC)



FOXGLOVE HOUSE 31 SPRINGFIELD BOURTON-ON-THE-WATER GL54 2DF		Energy rating C
Valid until 27 April 2031	Certificate number 2634-3005-1204-0299-8204	

Property type Semi-detached house

Total floor area 165 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2634-3005-1204-0299-8204>

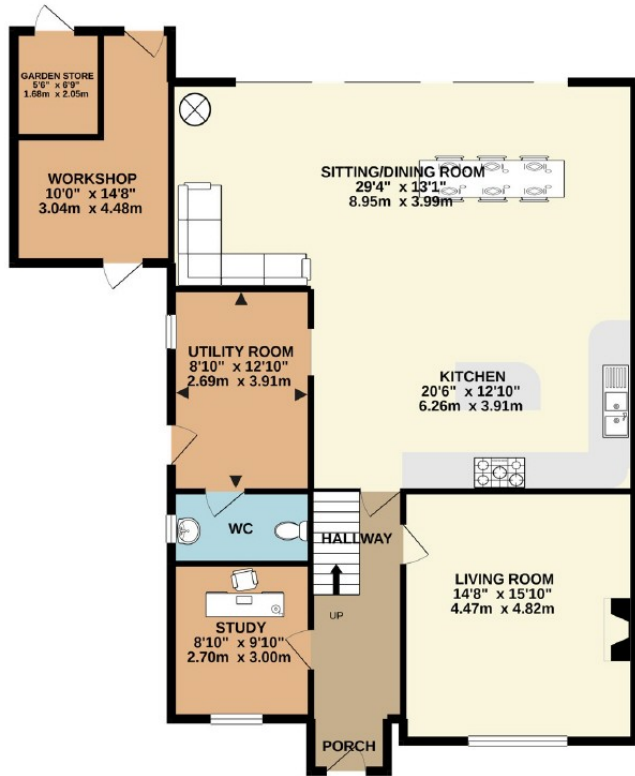
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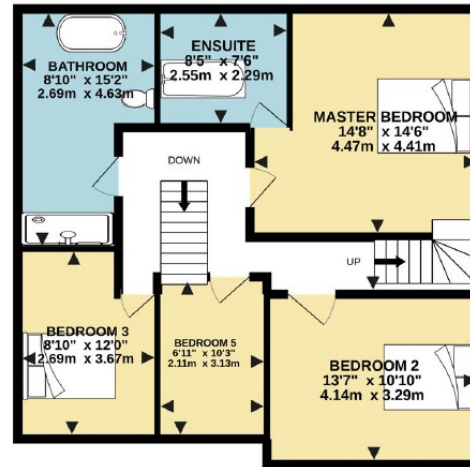
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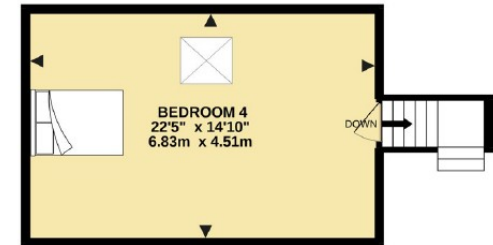
GROUND FLOOR
1361 sq.ft. (126.5 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



2ND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 2404 sq.ft. (223.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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