



BIG STONES COTTAGE
Clapton Row, Bourton-on-the-Water

Stow-on-the-Wold (4 miles), Cheltenham (16 miles), Cirencester (16 miles), Kingham (Mainline Station) (8 miles)

**Big Stones Cottage
Clapton Row
Bourton-on-the-Water
Gloucestershire
GL54 2DN**

DETACHED 3 BEDROOM COTTAGE WITH PARKING AND GARDEN, SET IN A PEACEFUL YET CENTRAL LOCATION CLOSE TO ALL THE VILLAGE AMENITIES.

- Detached Cottage
- Hall, Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Low Maintenance Garden
- Parking
- EPC Rating TBC

Guide price £375,000

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01451 820913

LOCATION

Clapton Row is situated in a popular residential area, in a central village location. Bourton provides an excellent range of boutique style shops, convenience stores, pubs, restaurants, cafés, together with a doctor's surgery, dentist, church, leisure centre, local primary school and popular secondary school. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance. There are mainline railway services from Kingham Station (8 miles) (Paddington in 80 minutes approx) and a comprehensive local bus service from Bourton. The village is set in the heart of the Cotswolds which provide a wide range of outdoor rural leisure pursuits.

DESCRIPTION

Big Stones Cottage comprises a detached cottage constructed partly of natural Cotswold stone and partly of reconstituted stone with a lovely Cotswold stone facade, set in an extremely convenient position close to the heart of Bourton-on-the-Water on the favoured Clapton Row. The cottage has parking and a pleasant low-maintenance garden and provides accommodation arranged over two floors with a kitchen, dining room and sitting room on the ground floor together with a rear hall and cloakroom, with three bedrooms and a bathroom on the first floor.

ACCOMMODATION

Covered entrance with outside light and front door to:



Kitchen

With double aspect with double glazed windows to front and side elevations, fitted kitchen comprising stainless steel sink unit with mixer tap, range of below work surface cupboards and drawers, space and plumbing for washing machine and space and electric cooker point with extractor over and further eye-level cupboards. Space for upright refrigerator/ freezer, tiled splash back. From the kitchen, glazed timber door to:



Rear Hall

With double glazed window to rear elevation, rear door and shelves. Electricity meters and fuse box. Separate door to:



Cloakroom

With low-level WC, inset wash hand basin with built-in cupboards and tiled top with tiled splash back and range of eye-level cupboards. Opaque glazed window to rear elevation. From the kitchen, a pair of double glazed french doors leads through to the:

Dining Room

With wide picture window inter-connecting with the sitting room and stairs rising to first floor. Below stairs storage cupboard with louvred doors with wall mounted Worcester gas fired central heating boiler.

From the dining room, glazed door to:

Sitting Room

With three wide double glazed windows to front and side elevations, ornate decorative fireplace fitted with an electric fire. Two wall light points. From the dining room, stairs with painted timber hand rail and balustrade lead to the:

First Floor Landing

With Velux roof light over and from the far end, doors to:

Bedroom 1

With double glazed window to gable end and range of built-in wardrobe cupboards with glazed doors.

Bedroom 2

With double glazed casement window to front elevation and range of built-in wardrobe cupboards. From the landing, bi-fold door to:

Bathroom

With panelled bath with handset shower attachment, pedestal wash hand basin, low-level WC, tiled walls and Velux roof light over. From the landing, door to:

Bedroom 3

With double glazed casement window to front elevation, Velux roof light and range of built-in cupboards.

OUTSIDE

Big Stones Cottage is accessed from Clapton Row via a pair of five bar timber gates, leading to a gravelled parking area. Set to the side is a raised seating area with low Cotswold stone retaining walls and herbaceous borders surrounding and partly surrounded by Cotswold stone walls and timber trellis. Set to the front of the cottage, with an extension of the gravelled parking area, leading in turn to a decked Veranda to the front of the house with a further herbaceous border to the side. The gravelled path continues around to the side door and in turn continues around to the rear of the cottage with a outside tap, small storage area and separate gate leading back to the front of the cottage.

SERVICES

Mains gas, electricity, water and drainage are connected.

COUNCIL TAX

Band D. Rate payable for 2015/2016 £1,494.42



LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX Tel: 01285 623000



DIRECTIONS

From the Bourton-on-the-Water Office proceed along the High Street towards the green. Take the right hand turn opposite Lloyds Bank and over the bridge, proceed along the road and turn left into Clapton Row. Proceed along Clapton Row and around the corner, where Big Stones Cottage will be found on the left hand side.

Energy Performance Certificate



Bigstones, Clapton Row, Bourton-on-the-Water, CHELTENHAM, GL54 2DN

Dwelling type: Detached house **Reference number:** 0938-8098-7213-3675-3900
Date of assessment: 07 July 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 09 July 2015 **Total floor area:** 85 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

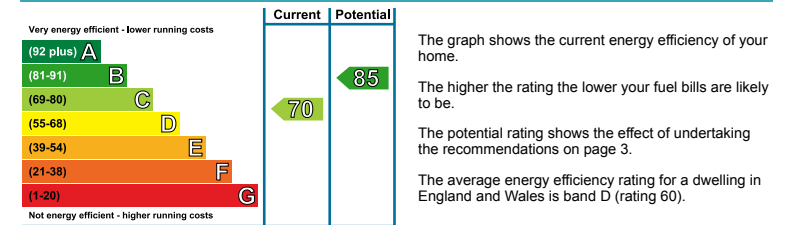
Estimated energy costs of dwelling for 3 years:	£ 2,244
Over 3 years you could save	£ 360

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 168 over 3 years	
Heating	£ 1,647 over 3 years	£ 1,506 over 3 years	
Hot Water	£ 306 over 3 years	£ 210 over 3 years	
Totals	£ 2,244	£ 1,884	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



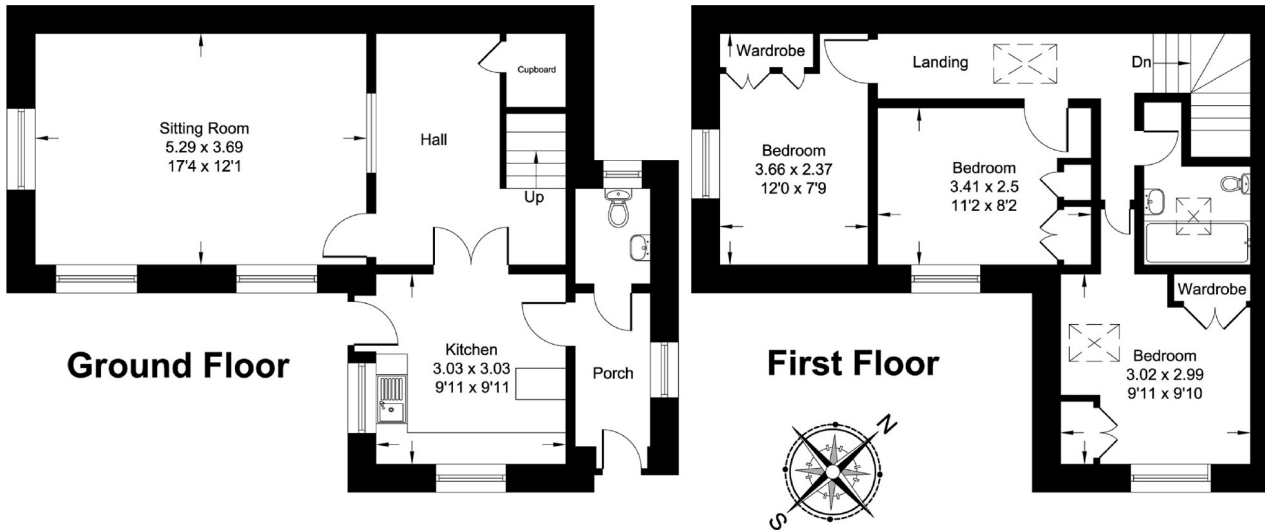
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 159	✓
2 Low energy lighting for all fixed outlets	£40	£ 105	✓
3 Solar water heating	£4,000 - £6,000	£ 99	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Approximate Gross Internal Area 87 sq m / 936 sq ft



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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