



THELWOLD
Roman Way, Bourton-on-the-Water

Stow-on-the-Wold 4 miles, Cheltenham 14 miles, Cirencester 16 miles, Kingham (Mainline Station) 8 miles

Thelwold
42 Roman Way
Bourton-on-the-Water
Gloucestershire
GL54 2EW

A BEAUTIFULLY PRESENTED AND RECENTLY REFURBISHED DETACHED HOUSE SET IN A POPULAR MATURE RESIDENTIAL LOCATION JUST OFF THE CENTRE OF THE VILLAGE.

- Detached House
- Tastefully refurbished
- Sitting Room/Dining Room
- Garden Room
- Kitchen/Breakfast Room
- Cloakroom, Utility
- Snug/Study
- 3 Bedrooms
- Family Bathroom
- Landscaped Gardens

Guide price £350,000

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01451 820913

LOCATION

42 Roman Way is situated in a mature residential area of the village, a short walk from the village centre and 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 a wide range of outdoor rural leisure pursuits.

DESCRIPTION

42 Roman Way is a beautifully presented detached house constructed of reconstituted stone elevations under a plain tiled roof and having recently been refurbished by the current owners to provide well planned accommodation arranged over two floors. On the ground floor there is a central hall with cloakroom off, a large sitting room / dining room with garden room off, a fitted kitchen and further snug/study, with a useful covered passage to the side. On the first floor there are three bedrooms and a well fitted bathroom. The house has well maintained gardens to front and rear.

Glazed painted timber front door with matching glazed panel to side to



Entrance Lobby

With outside light, and glazed door to

Hall

With coved ceiling and stairs rising to first floor and door to

Cloakroom

With low level WC, wall mounted wash hand basin and double glazed casement window to front elevation. From the hall glazed door to

Sitting Room / Dining Room

With wide double glazed picture window to front elevation, coved ceiling, fireplace fitted with an electric coal effect fire. 3 wall light points and wide double glazed sliding door to

Garden Room

With double glazed casements and mono pitched translucent roof. Double glazed door to garden. From the hall, glazed door to

Kitchen/Breakfast Room

With fitted kitchen comprising worktop with 4 ring Bosch halogen hob with Bosch oven/grill below and extractor over. Range of built in cupboards and drawers. Built in Bosch dishwasher, built in double refrigerator. Range of eye level cupboards. Wide double glazed window to rear elevation. Breakfast area and door to below stairs storage cupboard. Folding door to further range of units with stainless steel sink unit with mixer tap, pair of cupboards below. Space and plumbing for washing machine and drier. Recessed ceiling spotlighting. Wall mounted cupboard, wide double glazed casement window to rear elevation. Door to



Covered Side Passage

With tiled floor and with doors to front and rear elevations. From kitchen, door to

Snug/Study

With double glazed window to side elevation. Range of built in cupboards. Built in cupboard with louvred doors and housing the gas fired central heating boiler. Access hatch to additional first floor room, with potential. From the hall, stairs with rope handrail lead to the

First Floor Landing

With access to roof space. Door to airing cupboard with pine slatted shelving. Door to

Bedroom 1

With painted timber floor, double glazed casement window to rear elevation.



Bedroom 2 (front)

With painted timber floor. Built in cupboards with hanging rail and shelving. Double glazed casement window to the front elevation.

Family Bathroom

With painted timber floor and matching suite comprising painted panelled bath, separate wall mounted Mira shower, part tiled walls, low level WC, Pedestal wash hand basin. Recessed ceiling spotlighting. Door to built in airing cupboard with foam lagged hot water cylinder. From the landing door to

Bedroom 3

With painted timber floor, built in wardrobe cupboards. Double glazed casement window to rear elevation

Outside

No.42 is approached via a pair of painted metal gates leading to the parking to the front of the house, with lawns to either side with herbaceous borders and clipped hedging surrounding. A path continues to the front door. A further path leads to the side of the house to a side door in turn leading to the covered passage, with a door leading out to the rear garden. The rear garden is approached either from the passage or from the garden room, and is paved with herbaceous borders surrounding with a detached shed to one corner and clipped evergreen shrubs and hedging. The rear garden enjoys a southerly aspect.



SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band E. Rate payable for 2016/2017 is £1,883.75

DIRECTIONS

From the Bourton Office, proceed down through the High Street passing the Green and village centre. At the junction turn left in to station road. Pass the service station and take the right hand turn in to Roman Way and No.42 will be found shortly on the right hand side.

Energy Performance Certificate



42, Roman Way, Bourton-on-the-Water, CHELTENHAM, GL54 2EW

Dwelling type: Detached bungalow **Reference number:** 2328-4074-6206-9906-7944
Date of assessment: 22 June 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 23 June 2016 **Total floor area:** 110 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

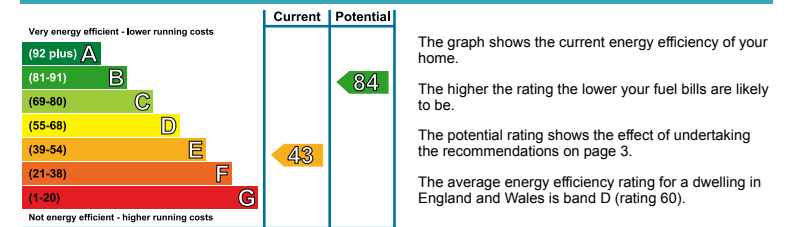
Estimated energy costs of dwelling for 3 years:	£ 4,221
Over 3 years you could save	£ 2,391

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 201 over 3 years	
Heating	£ 3,189 over 3 years	£ 1,356 over 3 years	
Hot Water	£ 678 over 3 years	£ 273 over 3 years	
Totals	£ 4,221	£ 1,830	

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



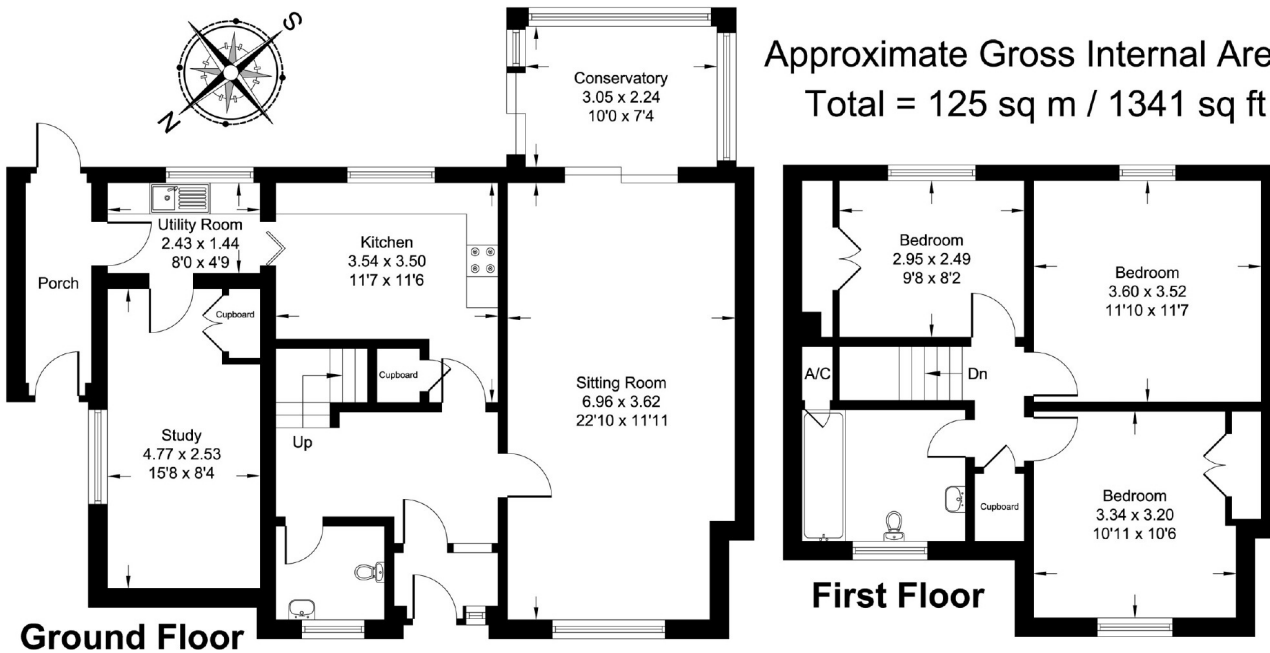
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,191	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 300	
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 36	

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
 Total = 125 sq m / 1341 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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