The Orchard, Bourton-on-the-Water
LOCATION
2 The Orchard is set back off the Rissington Road, a short walk from the centre of Bourton-on-the-Water. Bourton, widely known as the Venice of the Cotswolds is a popular tourist destination and provides an excellent range of local facilities including boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the excellent 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.

DESCRIPTION
No. 2 The Orchards comprises an individually designed semi-detached bungalow of Cotswold stone elevations with cut stone quoins under a reconstituted stone roof. The accommodation is currently arranged to provide a sitting room, kitchen/dining room, double bedroom, shower room and inter connecting study/garden room to the rear although formerly arranged as two bedrooms and this could be reinstated as such. The property has a lovely private position set back off the Rissington Road accessed by a pair of timber gates with the adjoining property with parking to the front of the house together with a single car port and pleasant gardens to the side and rear.
Approach
Approached by a gate to the side of the house with a path and slope leading to the front door with opaque glazed inserts and outside lights to either side to:

Entrance Lobby
With limestone tiled floor and a decorative oak door with bevelled edged glazed inserts to:

Sitting Room
With double glazed french doors leading out to the front of the property, decorative fireplace, recessed ceiling spot lights, coved ceiling and painted glazed panelled door through to the:

Kitchen/Dining room
With limestone tiled floor and wide double glazed casement window to front elevation, recessed ceiling spot lights and fitted kitchen comprising one and a half bowl sink unit with chrome mixer tap and set in a worktop with four ring Neff gas hob, decorative tiled splash back, built-in Neff oven/grill, comprehensive range of below work surface cupboards and drawers, built-in washing machine, range of eye level cupboards and extractor over hob. Three quarter height units to one side with refrigerator and freezer, further worktop with further cupboards and drawers and three quarter height unit to the end housing gas fired central heating boiler and pair of glazed front display cupboards. Heated towel rail.

OUTSIDE
No.2 The Orchard is approached via a shared driveway with double timber gates leading to a paved drive and in turn leading to the private parking area and terrace to the front of No.2, with herbaceous border surrounding and a detached car port of timber frame under a pitched reconstituted tiled roof and a raised border to one side. The path leads to the side and rear of the house principally paved with clipped box shrubs to one side. There is a large detached shed to the corner of the garden and a central lawn to the rear of the house with gravel path surrounding and box hedging and raised beds to the side and rear.

Inner Hall
With access to roof space. Painted timber door to:

Bedroom 1
With wide double glazed casement window over looking the rear garden and two pairs of built-in cupboards with hanging rails.
From the inner hall, painted timber door to:

Study/Former Bedroom 2
With coved ceiling and wide archway interconnecting through to a large:

Shower Room
With limestone tiled floor and wide shower with glazed sliding doors and chrome fittings, low level WC with built-in cistern and inset wash hand basin with cupboards below, tiled walls with ceiling spot lights and opaque double glazed casement to side elevation.
From the inner hall, painted timber door to:

Garden Room
With tiled floor, dwarf walls with double glazed casements and pitched translucent roof and double glazed french doors to the rear garden.

SERVICES
Mains Gas, Electricity, Water and Drainage are connected to the property.

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

COUNCIL TAX
Council Tax Band D. Rate payable for 2020/2021: £1,826.94.

DIRECTIONS
From the Bourton Office, proceed down the High Street through the centre of the village bearing right at the end on to the Rissington Road. Pass Birdland and Rye Close on the left hand side and the double gated entrance to The Orchard will be found on the left hand side just before the Thatched Cottage and Gorse Close.
Tayler & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Tayler & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not to be assumed that the property has all the required planning or building regulation consents. A list of the partners of Tayler & Fletcher LLP is available at each Tayler & Fletcher Office.

Energy Performance Certificate

2 The Orchard, Rissington Road, Bourton-on-the-Water, CHELTENHAM, GL54 2DX

Dwelling type: Semi-detached bungalow
Date of assessment: 11 September 2020
Reference number: 9498-3081-7221-7020-1240
Type of assessment: RDfDAP, existing dwelling
Date of certificate: 15 September 2020
Total floor area: 58 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:
- Current costs: £1,695
- Potential costs: £1,470
- Potential future savings: £225

Over 3 years you could save £225

Estimated energy costs of this home

<table>
<thead>
<tr>
<th>Category</th>
<th>Current costs</th>
<th>Potential costs</th>
<th>Potential future savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>£297 over 3 years</td>
<td>£147 over 3 years</td>
<td></td>
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<tr>
<td>Heating</td>
<td>£1,140 over 3 years</td>
<td>£1,152 over 3 years</td>
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<tr>
<td>Hot Water</td>
<td>£258 over 3 years</td>
<td>£171 over 3 years</td>
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</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>£1,695</strong></td>
<td><strong>£1,470</strong></td>
<td><strong>£225</strong></td>
</tr>
</tbody>
</table>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy used for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.
- The higher the rating the lower your fuel bills are likely to be.
- The potential rating shows the effect of undertaking the recommendations on page 3.
- The average energy efficiency rating for a dwelling in England and Wales is band G (rating 10).
- The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

<table>
<thead>
<tr>
<th>Recommended measures</th>
<th>Indicative cost</th>
<th>Typical savings over 3 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Low energy lighting for all fixed outlets</td>
<td>£70</td>
<td>£135</td>
</tr>
<tr>
<td>2 Solar water heating</td>
<td>£4,000 - £8,000</td>
<td>£84</td>
</tr>
<tr>
<td>3 Solar photovoltaic panels, 2.5 kWp</td>
<td>£3,500 - £5,500</td>
<td>£1,035</td>
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</tbody>
</table>

To receive advice on what measures you can take to reduce your energy use, visit www.simpleenergyadvice.org.uk or call freephone 0800 4442452. The Green Deal may enable you to make your home warmer and cheaper to run.