



10 Copse Hill Road
Lower Slaughter
Gloucestershire
GL54 2HY



Description

10 Copse Hill Road is a beautifully presented house with accommodation over two floors.

The front door leads into the entrance hall, with the staircase rising to the first floor, WC and doors off to the ground floor rooms.

The sitting room has double doors out to the rear garden and a stone feature fireplace with a living flame gas fire. The dining room is separate and has pleasant aspect to the front. The kitchen/breakfast room is at the rear of the house and has a good range of wall and base level units with a Belfast sink, built-in fridge/freezer, integrated dishwasher, extractor hood and breakfast bar. There is also door out to the rear garden.

Upstairs, there are three good size bedrooms with the principal having an en-suite WC.

The family bathroom is very well appointed and has a roll top bath, separate shower cubicle, WC and wash hand basin.

Outside

The rear garden is beautifully maintained with well stocked borders and an abundance of small shrubs and trees. To the bottom of the garden there is a wildlife pond (with gravelled surround) and a potting shed.

There is a pedestrian side access to the front from where there is an external door leading to the utility room.

The front garden is open plan and laid to lawn with stocked borders. The gravel driveway provides parking for at least two cars

The property benefits from gas fired central heating and double glazing.

Lower Slaughter

The river Eye runs through the village under many stone bridges and turns the water wheel of an old corn mill that has been converted into a museum and gift shop. The village has



been named as one of Britain's prettiest villages, and is popular both as a holiday destination and as a place of primary residence.

Directions

From Bourton on the Water take the A429 Fosseway and proceed north until reaching the left hand turning for Lower Slaughter. Follow the road through the village until reaching the property on the left, identified by our 'For Sale' board.

Tenure and Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

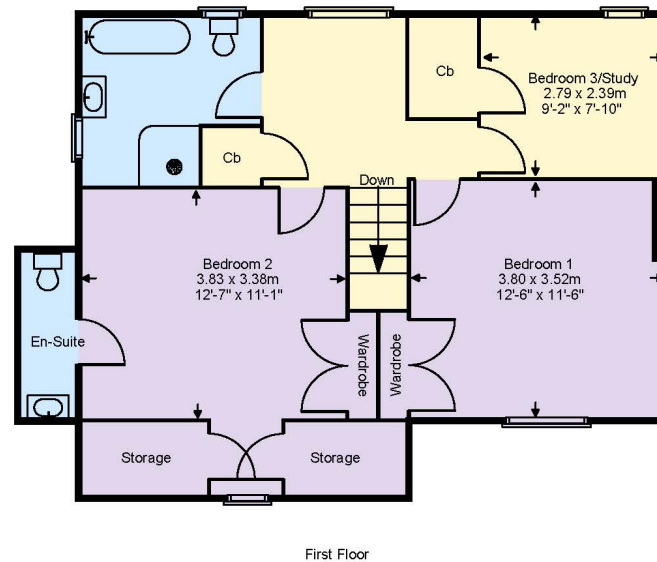
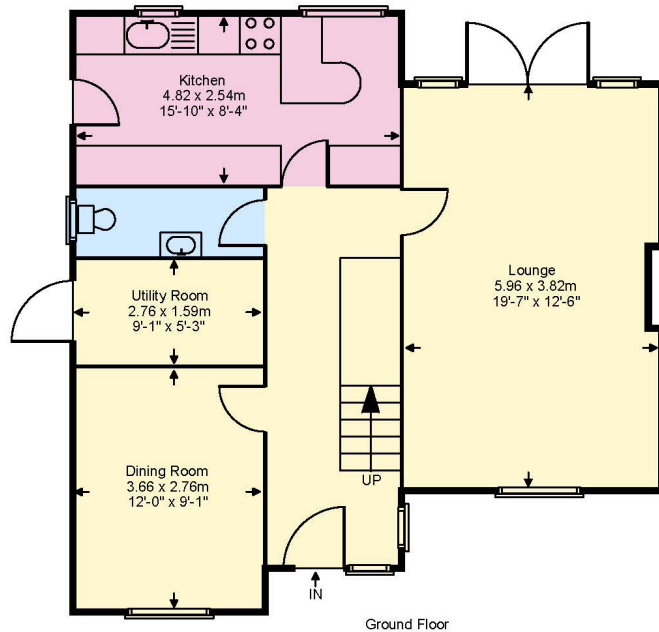
Viewing Arrangements

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Gross Internal Area = 124.78 sq m/ 1342 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Notice

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Bourton on the Water

High Street, Bourton on the Water
GLOS GL54 2AN
Tel: 01451 822 977 Fax: 01451 822 961
Email: bourton@harrisonjameshardie.co.uk

Moreton in Marsh

High Street, Moreton in Marsh
GLOS GL56 0AF
Tel: 01608 651 000 Fax: 01608 651 411
Email: moreton@harrisonjameshardie.co.uk