



## Gorse Meadow, Bourton-on-the-Water

A well appointed detached three bedroom property occupying a peaceful position on the edge of Bourton-on-the-Water with a fine view out over adjoining countryside.

**Guide price £535,000**

Stow-on-the-Wold 5 miles, Cheltenham 17 miles, Cirencester 17 miles, Oxford 29 miles

**5 Gorse Meadow  
Rissington Road  
Bourton-on-the-Water  
Gloucestershire  
GL54 2DY**

**A WELL APPOINTED DETACHED THREE BEDROOM PROPERTY OCCUPYING A PEACEFUL POSITION ON THE EDGE OF BOURTON-ON-THE-WATER WITH A FINE VIEW OUT OVER ADJOINING COUNTRYSIDE.**

- Spacious Detached House
- Kitchen/Breakfast Room
- Sitting Room
- Dining Room
- Garden Room
- Garage
- Three Bedrooms
- Shower Room
- Countryside Views

**VIEWING** Strictly by prior appointment through

Taylor & Fletcher

**Tel: 01451 820913**

**LOCATION**

5 Gorse Meadow occupies a mature peaceful setting in the corner of a small cul de sac on the edge of the village of Bourton-on-the-Water with a lovely open southerly aspect over adjoining farmland. The village centre is a short walk and provides an excellent range of local facilities including boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold secondary school. The 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**

5 Gorse Meadow comprises a well appointed detached family house that has been extended and altered during current ownership to provide flexible ground floor living accommodation with bedroom accommodation on the first floor. The property occupies a good sized plot with driveway and parking to the front, an extensive side garden and landscaped garden and terrace to the rear enjoying the fine southerly aspect. The property offers potential for further alteration and extension subject to any necessary consents. The current accommodation is arranged over two floors with a central hall and double aspect sitting room to one side, a dining room, kitchen/breakfast room and garden room with adjoining garage/workshop to the other side. On the first floor there are three bedrooms and a shower room.

**Approach**

Opaque glazed UPVC door to:

**Entrance Lobby**

With quarry tiled floor and mat well with matching glazed panel to one side and opaque glazed panelled door to:

**Entrance Hall**

With stairs rising to first floor, below stairs storage cupboard and opaque glazed door to:

**Sitting Room**

With double aspect, wide double glazed casement window to the front elevation and double glazed french doors with double glazed panels to each side leading out to the rear garden. Coved ceiling, four wall light points and stone fireplace with reconstituted stone hearth with timber mantle and display niche.

From the hall, opaque glazed door to:



**Kitchen/Breakfast Room**

With wide double glazed casement window overlooking the rear garden, paddocks and countryside beyond. Door to below stairs larder cupboard. Fitted kitchen comprising one and a half bowl sink unit with stainless steel mixer tap, range of built in cupboards below, space and plumbing for dishwasher, space and electric point for a cooker, a further range of below work surface cupboards and drawers and a comprehensive range of eye level cupboards with display shelving. Archway through to:



**Dining Room**

With wide double glazed casement window to front elevation. Coved ceiling. From the kitchen, glazed panelled door to:

**Rear Lobby**

With recess for freezer and inter-connecting door to:

**Cloakroom/Utility Room**

With low level W.C opaque glazed window to garden room, corner wash hand basin, space and plumbing for washing machine and tumble dryer. From the rear lobby, glazed panelled door to:

**Garden Room**

With double glazed casements and mono pitched translucent roof with double glazed door leading out to decked terrace to the rear of the house. Interconnecting door to:

**Workshop/Large Single Garage**

With roller door, power and light.

From the hall, stairs with half landing with double glazed casement to front elevation and hand rail rise to the:

**First Floor Landing**

With access to roof space, door to airing cupboard housing the gas fired central heating boiler and doors to:

**Bedroom 1**

With double aspect with double glazed casement windows overlooking the garden and side elevation overlooking the side garden. Central bed position with built in cupboards to either side. Further built in wardrobes, eaves storage and pedestal wash hand basin with tiled surround.

**Bedroom 2**

With double glazed casement windows overlooking the paddocks and countryside to the rear and side elevation. Range of built in wardrobe cupboards, pedestal wash hand basin with tiled splash back.

**Bedroom 3**

With double glazed casement window to front elevation and built in storage.

**Shower Room**

With low level W.C, built in shower with sliding glazed door and tiled walls, pedestal wash hand basin, part tiled walls and double glazed casement window overlooking the rear garden.

**OUTSIDE**

5 Gorse Meadow is approached by a pair of wrought iron gates with dwarf reconstituted stone wall and picket fencing to either side leading to a gravelled driveway which in turn leads to front door and adjoining garage. A gate leads to an extensive side garden with productive vegetable garden and fruiting shrubs and trees. Set to the rear of the house is a raised decked terrace with water feature and enjoying a superb southerly aspect out over the adjoining paddocks and countryside.

**SERVICES**

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

**LOCAL AUTHORITY**

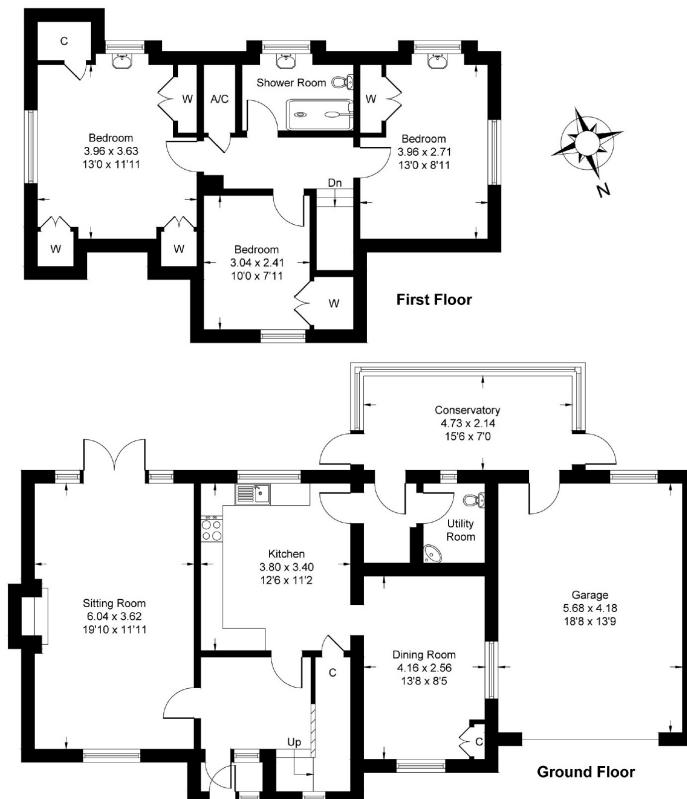
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

**COUNCIL TAX**

Council Tax band F. Rate Payable for 2020/2021 £2,638.91

**DIRECTIONS**

From the Bourton office of Tayler & Fletcher proceed down the High Street through the green. At the junction bear right on to Rissington Road, passing Birdland on the right hand side. Proceed down Rissington Road and Gorse Meadow will be found just before the edge of the village on the right hand side. Turn right in to Gorse Meadow and the property will be found at the end set back in the left hand corner.



## Approximate Gross Internal Area

= 127.35 sq m / 1371 sq ft

Garage = 23.68 sq m / 255 sq ft

Total = 151.03 sq m / 1626 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Page 1 of 11

## Energy performance certificate (EPC)

5 GORSE MEADOW  
BOURTON-ON-THE-WATER  
GL54 2DY

Energy rating

D

Valid until 14 December 2030

Certificate number

2290-6341-0922-7095

3203

Property type	Detached house
Total floor area	108 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 the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-letting-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-letting-exemptions>).

## Energy efficiency rating for this property

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2290-634...> 15/12/2020

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