

established 200 years

Tayler & Fletcher



2 The Orchard

Rissington Road, Bourton-on-the-Water, GL54 2DX

Guide Price £425,000



2 The Orchard

Rissington Road, Bourton-on-the-Water, GL54 2DX

A beautifully presented and recently extended semi-detached Cotswold stone bungalow with open plan living accommodation, 2 bedrooms and 2 shower rooms occupying a private yet accessible position just off the village centre.

LOCATION

Often referred to as the “Venice of the Cotswolds,” Bourton-on-the-Water is one of the region’s most picturesque villages, known for its low stone bridges and tranquil river setting. The village offers an idyllic lifestyle with a vibrant community atmosphere, a wide range of amenities including a Primary School, independent shops, cafés, traditional pubs, supermarkets, restaurants, churches, a leisure centre, and the highly regarded local Secondary School, The Cotswold Academy. Surrounded by stunning countryside, it is ideal for those who enjoy walking and outdoor pursuits. Bourton enjoys excellent transport connections, with regular local bus services and mainline rail links to London Paddington from nearby Kingham Station (approximately 8 miles). Its central Cotswold location provides easy access to Cheltenham, Cirencester, and Oxford, making it a desirable base for both commuters and those seeking a peaceful rural lifestyle.

DESCRIPTION

2 The Orchard comprises a beautifully restored and extended semi-detached bungalow occupying a superb position on the edge of the village with private parking and single garage. The property has been tastefully and substantially extended by the current owners with a Cotswold stone extension to the rear and now provides well planned accommodation with an open plan principal living area to the rear of the house with two sets of French doors leading out to the garden, a beautifully fitted kitchen with breakfast bar seating and dining areas. There are also two double bedrooms, one with en suite facilities and a further shower room. The property is presented to an exceptional standard.

Approach

Gabled Cotswold stone entrance porch with

outside lights and cut stone quoins. Stable front door with decorative double glazed insert to:

Hall

With ornate coved ceiling and recessed ceiling spotlighting. Timber style floor and solid timber sliding door to:

Shower Room

With decorative tiled floor and walls. Low level WC, wash hand basin with chrome mixer tap and built-in drawers below, back-lit vanity mirror and walk-in shower with chrome fittings and curved glazed doors. Opaque double glazed casement to side elevation. Recessed ceiling spotlighting. Underfloor heating.

From the hall, timber door with glazed panel to:

Principal Living Room

Comprising kitchen and interconnecting with seating and dining areas.

Kitchen

With double glazed French doors leading out to the terrace and garden. Fitted kitchen comprising one and a half bowl sink unit with partly chromed mixer tap, mirrored splash back, Quartz worktop and four ring Hi-Sense hob with brushed stainless steel extractor over. Range of below work surface cupboards and drawers incorporating slimline dishwasher and built-in washing machine. Three quarter height unit to one end with fridge and freezer. Further three quarter height unit with dual Hotpoint ovens/grills and with cupboards above and below. Further range of eye level cupboards and glazed fronted display shelving. Matching island unit with built-in drawers with dual wine coolers. Continuation of the timber flooring throughout. Ornate coved ceiling. Interconnecting archway through to the:

Sitting Room & Dining Room

With double glazed french doors leading out to





the rear garden and two pairs of floor to ceiling double glazed casement windows. Lantern over dining area, part exposed Cotswold stone walls, three vertical radiators and decorative coved ceiling with recessed ceiling spotlighting. Continuation of the timber style flooring throughout. Access to roof space. From the hall, decorative timber door to:

Bedroom One

With continuation of the timber style flooring and double glazed casement window to the front elevation with New England style shutters. Vertical radiator. Ornate coved ceiling and recessed ceiling spotlighting. Ornate door to walk-in wardrobe with hanging rail and space for shelving. Separate matching door to:

En Suite Shower Room

With matching suite of low level WC, wash hand basin with chrome mixer tap with built-in drawers below and walk-in shower with glazed panel and sliding door, chrome fittings and handset shower attachment. Decorative patterned tiling, Recessed ceiling spotlighting over and tiled floor. Underfloor heating. From the hall, matching timber door to:

Bedroom Two

With continuation of the timber style flooring throughout,. Three quarter height double glazed casements to front elevation with New England style shutters. Extensive built-in wardrobe with part mirror fronted glazed sliding doors. Ornate coved ceiling and recessed ceiling spotlighting.

OUTSIDE

2 The Orchard is approached from the village road via a shared private driveway with a pair of solid timber gates with stone gate pillars. In turn leading to the private paved parking forecourt for No.2 The Orchard. With bed and borders surrounding and with detached garage of timber elevations under a reconstituted stone tiled roof. Electric in garage. The path continues to the side of the property and in turn leading to the front door. A pair of painted timber doors lead to the rear garden with a decorative edged path leading around the side of the house with a corner paved seating area, lawn and closed board timber fencing surrounding. In turn leading to the rear of the house with a paved terrace leading back to the french doors from the kitchen. EV charging point.

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.

COUNCIL TAX

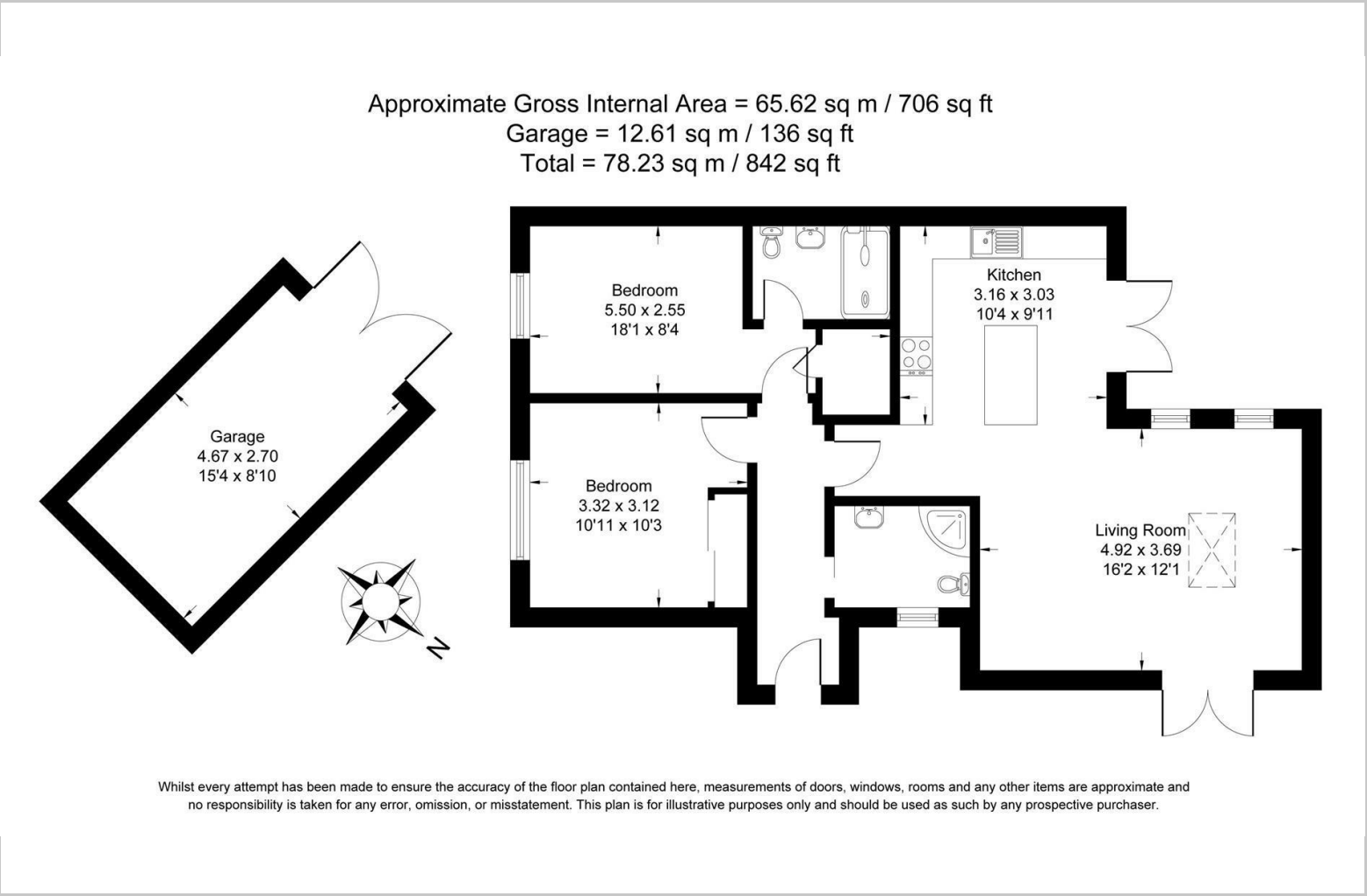
Council Tax band D. Rate Payable for 2026/ 2027: £2,407.84.

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 the turning for Gorse Close.

What 3 Words ID: [replays.merely.indulgent](https://www.what3words.com/replays.merely.indulgent)

Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

