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Taylor & Fletcher



Copperfield Place, Lansdowne
Bourton-on-the-Water, GL54 2AR
Guide Price £695,000



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A spacious 4 bedroom semi-detached village house with superb south facing garden, detached garage and driveway parking, situated in a sought after location just off the village centre. NO ONWARD CHAIN.

LOCATION

Copperfield Place is situated in a mature residential area in the heart of the village, a short level walk from the village centre and Londis 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 outdoor rural leisure pursuits.

DESCRIPTION

Copperfield Place comprises a substantial semi-detached villa dating from the around 1900 and having been extensively refurbished and improved by the current owners to provide modern and contemporary accommodation. On the ground floor there is a sitting room, dining room, kitchen with interconnecting family room with French doors leading out to the south facing garden and a separate utility room. On the first floor there are three good size bedrooms and a family bathroom, with the master bedroom and further bathroom on the second floor. The property also benefits from a detached single garage, private driveway parking and a greenhouse.

Approach

Painted timber front door with outside light to:

Entrance Hall

With patterned Quarry tiled floor, wall mounted gas-fired central heating boiler, stairs rising to first floor with below stairs storage cupboard with pine slatted shelving, opaque glazed pine door to:

Cloakroom/ Utility Room

With tiled floor, high-level WC, wall mounted wash hand basin, part-tiled walls, recess and space for washing machine and drier, Belfast sink set within a timber worktop with brass mixer tap and built-in cupboards below, built-in cupboard with double doors with shelving and storage.

From the hall, solid pine door to:

Sitting Room

With deep bay window to front elevation, coved ceiling, stone fireplace with open fire and recessed shelving.

From the hall, pine door with edged glazing to the:

Dining Room

With double glazed casement to side elevation, painted timber floor, decorative cast iron open fireplace, wide archway and Oak counter through to the kitchen and separate doorway through to the:

Kitchen

With bespoke fitted kitchen area comprising; Oak worktops with one and a half bowl sink unit with chrome mixer tap, a range of below worksurface cupboards and drawers incorporating built-in dishwasher, further matching worktop and six ring Rangemaster gas-fired range with Oak worktop to either side, tiled splash back and extractor over. Further counter with built-in drawers, Limestone floor and rooflights over. Eye-level cupboard and space for upright fridge/freezer. separate painted timber door to built-in larder cupboard with space for below counter fridge or freezer and built-in shelving over. The kitchen opens out through to the:

Family Room

With continuation of the Oak counter with breakfast bar and built-in workstation to one end with built-in cupboards below and eye-level cupboard over, recessed display niche, ornate slate and marbled fireplace, decorative coved ceiling and Clearview stove to one corner set on a slate plinth, two wall light points and extensive full height double glazed casements and double glazed French doors out to the garden and separate pedestrian door to the rear garden. The family room having a bespoke woodblock floor.

From the hall, stairs with timber hand rail and painted balustrade, rise to the:

First Floor Landing

With further stairs rising to the second floor and pine door to:

Family Bathroom

With decorative tiled floor and part-tiled walls, roll top bath with chrome mixer tap and handset shower attachment, high-level WC with timber and wall mounted wash hand basin with chrome fittings and chrome heated





towel rail to one side. Double glazed window to rear garden.

From the landing, pine door to:

Bedroom 2

With double glazed windows to side and rear elevations, painted timber window seat, painted timber floor and decorative cast iron open fire with tiled slips (inoperative) and beamed ceiling.

From the landing, pine door to:

Bedroom 3

With stripped pine boards and double glazed windows to front elevation.

From the landing, pine door to:

Bedroom 4

With painted timber floor and double glazed window to front elevation and built-in cupboard over stairs.

From the landing, stairs with painted timber hand rail and balustrade rise to the:

Second Floor Landing

With landing/study area with painted timber floor and double glazed casement window overlooking the rear garden and painted timber door through to:

Master Bedroom 1

With painted timber floor, extensive range of built-in cupboards, double glazed casement windows to front and rear elevations, eaves storage and part-exposed stone walls.

From the landing, painted timber door to:

Bathroom 2

With slate tiled floor with "P" shaped bath with timber panelling and Jacuzzi effect with chrome mixer tap and separate electric wall mounted shower, tiled walls surrounding. Low-level WC with built-in cistern and oval in-set wash hand basin with chrome mixer tap, opaque double glazed casement window to front elevation, eaves storage and chrome heated towel rail.

OUTSIDE

Copperfield Place is approached off Lansdowne via a wrought iron gate with dwarf Cotswold stone walls and wrought iron dwarf fencing over with a patterned quarry tiled path leading to the front door with gravelled borders and pruned mature magnolia to the front with a rose border adjoining the front. A separate path leads to side to a meter cupboard. Set to the rear of the property are the principal gardens enjoying a lovely southerly aspect and approached separately from Lansdowne via The Naight with vehicular access leading to a gravelled parking area with parking for 3 cars with a large DETACHED GARAGE and a pedestrian gate to the side leading to the private

gardens, which may also be approached from the family room. A path leads via the pedestrian gate with a greenhouse to the side, separate pedestrian access to the single garage and with a number of raised vegetable beds and borders with a mature fig to one side and an archway leading through to the main garden, laid mainly to lawn with an ornamental pond to one side, a path leading along the side with raised beds and borders to one side and a herbaceous border to the other with a timber wood store adjoining the garage. Immediately to the rear of the house is a paved and gravelled terrace area with further wood store and in turn leading to the pedestrian doors and French doors into the family room. Mature apple tree to one side.

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 E. Rate Payable for 2023/ 2024: £2,531.34.

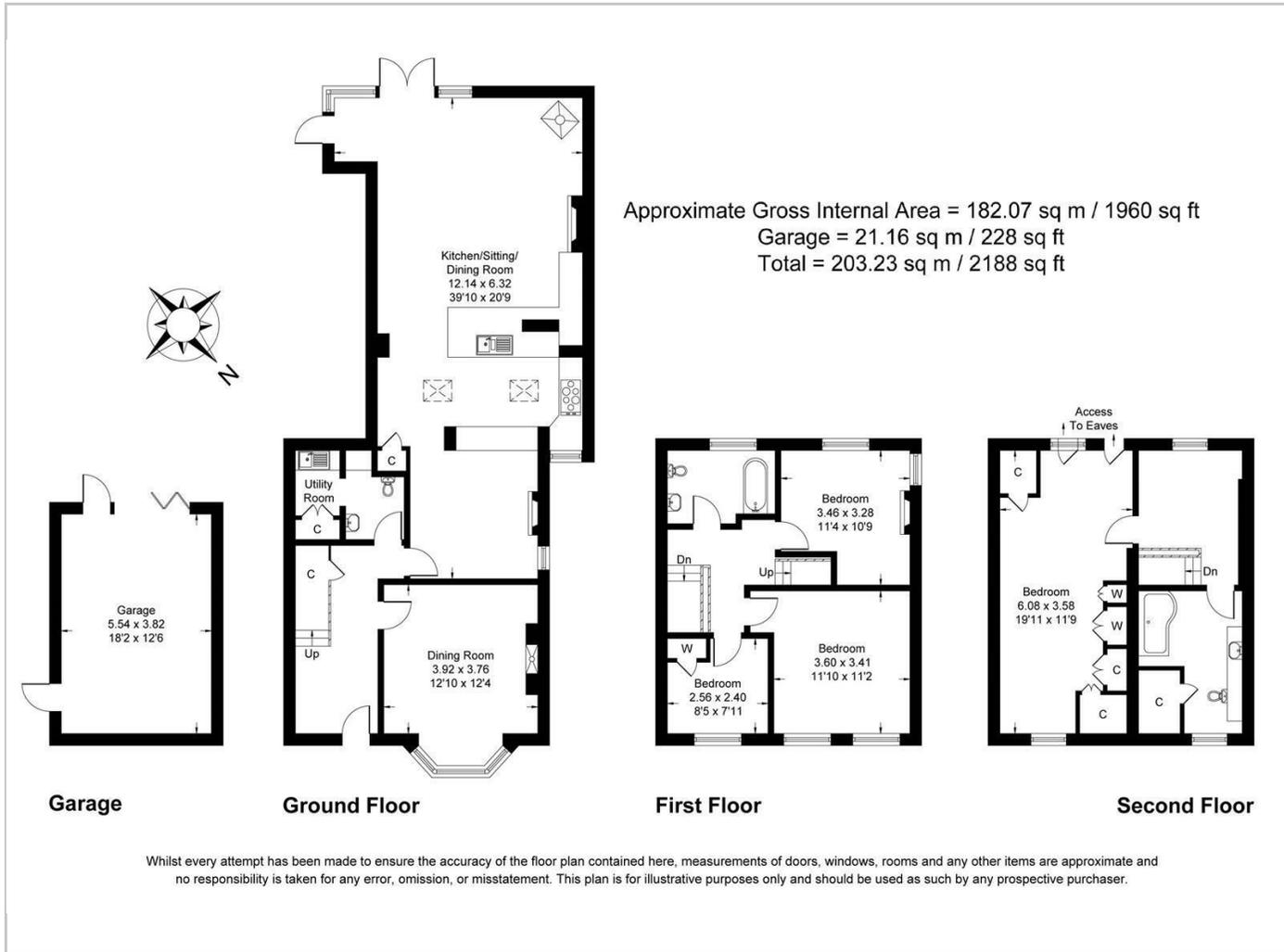
DIRECTIONS

From our office on the High Street in Bourton-on-the-Water follow the road as if you are heading out of the village into Lansdowne and Copperfield Place is situated after a short distance on the left hand side, just before The Lansdowne guest house (on the opposite side of the road).

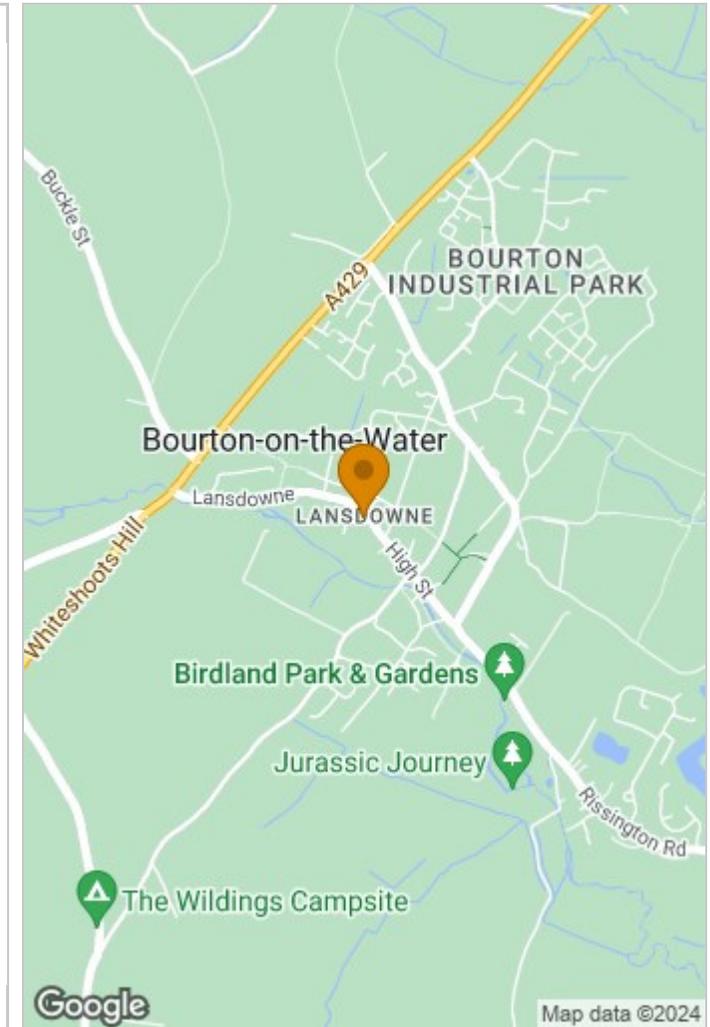
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Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

