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Tayler & Fletcher



Cressgon, Rissington Road
Bourton On The Water, GL54 2DZ
Guide Price £795,000



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A deceptively spacious and beautifully presented 4 bedroom detached property with single garage set in just over a quarter of an acre with South-West facing garden and fine views along the Windrush valley.

LOCATION

Cressgon is situated in a mature residential area on the outskirts of the village, a level walk from the village centre and Budgens 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

Cressgon is a beautifully appointed detached property substantially extended and refurbished by the current owner to provide light and spacious accommodation arranged over two floors. On the ground floor there is a an open plan Aga kitchen, with dining and seating areas enjoying bi-fold doors out to the rear terrace. There is also a separate sitting room, 4th bedroom, cloakroom and a large utility on the ground floor. On the first floor the rear of the house comprises an impressive principal bedroom with en suite bathroom and dressing room. There are two further good sized double bedrooms and a bathroom. The house is set well back off the rissington road with a gravelled drive and detached single garage. The rear garden comprises a large paved terrace and a carefully planted mature garden including a productive fruit and vegetable garden to the end together with a summerhouse, former stable and store.

Approach

Oak framed and double glazed gabled entrance with solid Oak door with double glazed insert to:

Entrance Hall

With Limestone floor, recessed ceiling spotlight and decorative Oak door with leaded glazed inserts to entrance hall with wood block and Limestone floor and coved ceiling, recessed

ceiling spotighting, stairs rising to first floor, solid timber door to cloaks cupboard and a further solid timber door to:

Cloakroom

With Limestone floor, low-level WC and wash hand basin with chrome mixer tap and cupboards below, glazed panelled timber door to:

Sitting Room

With mullioned double glazed casements to front elevation, ornate cut Farmington stone fireplace fitted with a wood burning stove and with a matching hearth, three uplighters and a pair of glazed panelled doors leading through to the kitchen and family room to the rear.

From the hall, solid timber door to:

Ground floor Bedroom 4 / Study

With mullioned double glazed casements to front elevation and coved ceiling.

From the hall, glazed panelled door leads through to the:

Kitchen/Family Room

Set across the rear of the house and with double doors to the sitting room and comprising kitchen, dining and seating areas, Limestone floor and recessed ceiling spotighting throughout. Kitchen area comprising; two oven green gas-fired Aga, bespoke fitted kitchen with solid timber worktops, four ring Lamona hob, circular stainless steel sink unit with chrome mixer tap and adjoining drainer, tiled splash back, a comprehensive range of below worksurface cupboards and drawers and a range of eye-level cupboards and extractor over hob. Three quarter height unit to one side with built-in oven and microwave with cupboards above and below, further three quarter height unit housing the refrigerator with built-in cupboard adjoining. Breakfast bar. Dining area with sliding double glazed doors leading out to the rear garden and the seating area with recessed display niche and extensive triple bi-fold door permitting immediate access out onto the terrace to the rear of the house.





From the kitchen, a glazed panel timber door leads through to the:

Scullery

With worktop with one and a half bowl stainless steel sink unit with chrome mixer tap, tiled splash back, built-in cupboards below and built-in dishwasher, a range of eye-level cupboards, space for chest freezer and upright freezer, wall mounted shelving. Door to larder cupboard with deep tiled shelf and further shelving. Glazed timber door to:

Side Lobby

With Worcester gas-fired central heating boiler, gas meter and electricity fuse box. Separate uPVC double glazed door to the side of the property.

Also accessed from the kitchen and set to the rear of the house and accessed via a glazed timber door is a further:

Utility/ Rear Lobby

With worktops to either side one with a stainless steel sink unit with chrome mixer tap, space and plumbing for washing machine a pair of built-in cupboards and a further matching worktop. This room has dwarf walls with double glazed upper casements, a door to rear garden and a pitched glazed roof. Continuation of Limestone floor.

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

First Floor Landing

With access to roof space, a pair of Velux roof lights to front elevation and with eaves storage below and with a solid timber door leading to:

Bedroom 2

With double glazed casement window to front elevation, eaves storage and extensive built-in wardrobes with limed Oak doors.

From the landing, solid timber door to:

Bedroom 3

With double glazed casement window to front elevation, further extensive range of built-in wardrobes with limed Oak doors and eaves storage also with limed Oak doors.

From the landing, solid timber door to:

Shower Room

With built-in corner shower with chrome fittings and curved glazed doors, wash hand basin with built-in cupboards below and chrome mixer tap and low-level WC with built-in cistern, recessed ceiling spot lighting and light tube from above.

From the landing, solid timber door leads through to the:

Principal Bedroom Suite

Comprising a large bedroom area with built-in shelving, double glazed French doors with glazed panels to either side and Juliet balcony overlooking the rear garden and Windrush Valley beyond.

From the main bedroom, an archway interconnects through to the:

Walk-in Wardrobe (Nursery)

With Velux roof light over.

From the bedroom, solid timber door to the:

En Suite Bathroom

With double glazed doors and Juliet balcony overlooking the rear of the property with separate walk-in shower with sliding glazed doors and tiled walls and chrome fittings, roll-top bath with centrally set chrome mixer tap with separate handset shower attachment and level WC with timber seat. Recessed ceiling spot lighting.

OUTSIDE

Cressgon is approached from Rissington Road via a shared bridge to the front leading to the private gravelled driveway to Cressgon with a substantial DETACHED SINGLE GARAGE of reconstituted stone elevations under a pitched tiled roof and with ample parking adjacent. A pathway leads to the side of the property. Set to the rear of Cressgon is a substantial garden, the whole property extending to approximately 0.287 of an acre with a raised paved terrace immediately to the rear of the house and steps leading down to the principal lawns with sculpted herbaceous borders to either side. A substantial detached summerhouse/office and then leading on to the principal productive garden, which is set beyond and to the rear of the adjoining property with detached stables/outbuildings to one corner and a further garden store/shed to the other and with raised vegetable/fruit beds and borders.

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

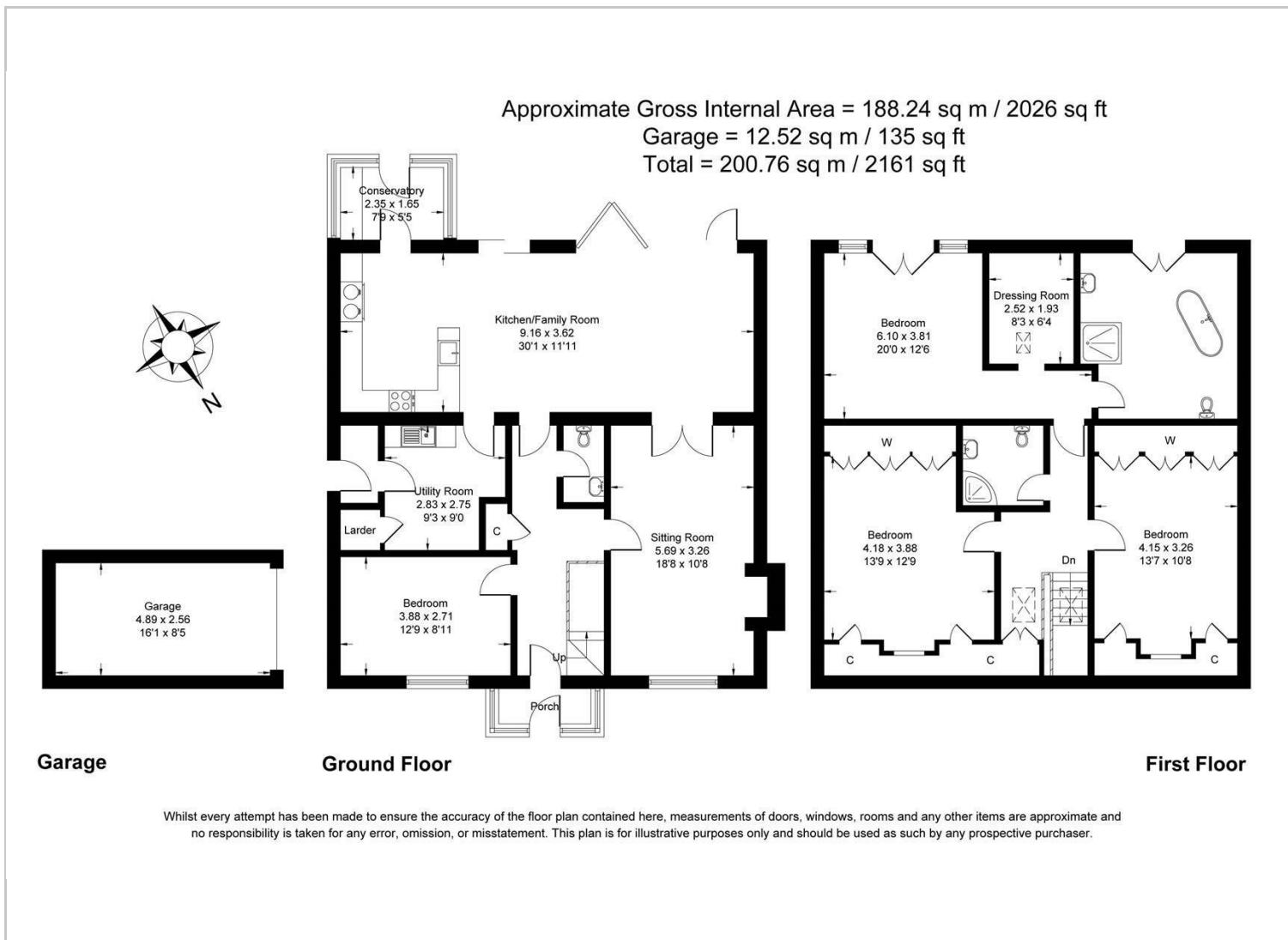
COUNCIL TAX

Council Tax band E. Rate Payable for 2024/ 2025: £2,653.80

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 and continuing in the direction of "the Rissingtons", where Cressgon will be found on the right hand side shortly before the edge of the village.

Floor Plan

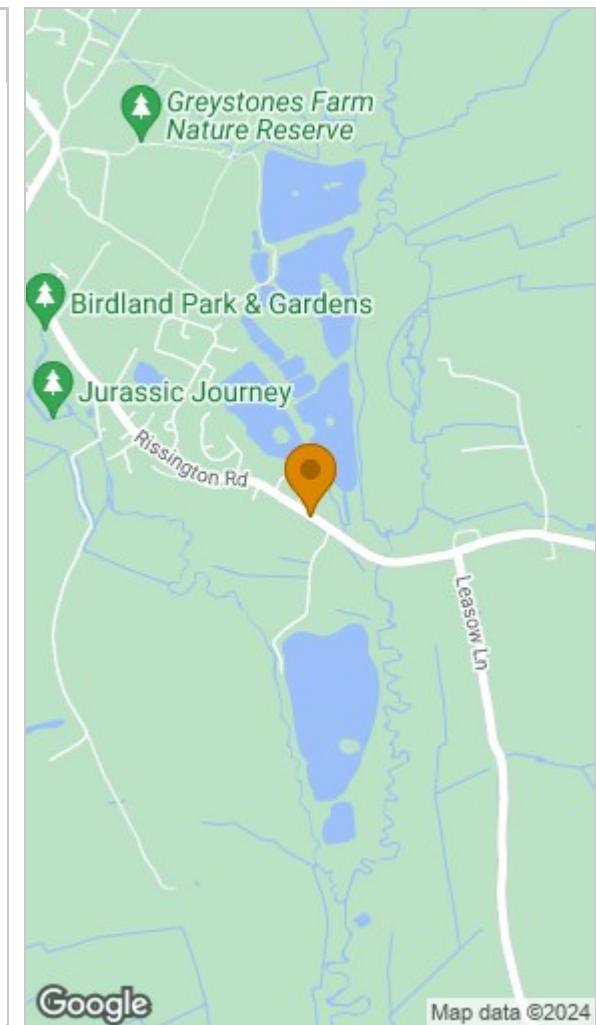


Viewing

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.

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			67
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			