established 200 years

Tayler & Fletcher

2 Osprey Close

Bourton-On-The-Water, GL54 2FX

Guide Price £425,000

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NO ONWARD CHAIN. A well presented 3 bedroom detached house with private rear garden, detached single garage and parking for several vehicles. Situated in a popular residential location on the edge of the village.

LOCATION

2 Osprey Close is situated on the Southern edge of the Bourton Chase development, a popular residential area on the edge of the village, a short level walk from the village centre and Coop 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

2 Osprey Close comprises a well presented detached house occupying a lovely position in small Cul de Sac of just two properties and enjoying a lovely open aspect over open grounds forming part of the development. The property has been owned since new by the vendors and provides well planned accommodation arranged over two floors with a hall, cloakroom sitting room and open plan kitchen/dining room to the rear with a utility room off. On the first floor there is a master bedroom with en suite shower room, two further bedrooms and a family bathroom. The property has parking for several cars and a large single detached garage with private garden to the rear.

Approach

Covered entrance with outside light. Front door with double glazed opaque insert leads to the:

Entrance Hall

With stairs rising to the first floor. Door to:

Cloakroom

With low-level WC, wall mounted wash hand basin with tiled splash back and chrome mixer tap.

From the hall, door to:

Sitting Room

With bay window to front elevation with New England style shutters and wide double glazed casements.

From the hall, door to:

Kitchen/Dining Room

With fitted kitchen comprising one and a half bowl sink unit with chrome mixer tap, four ring Bosch hob with splash back and brushed stainless steel extractor over. Comprehensive range of below work surface cupboards and drawers, part tiled walls and range of eye level cupboards with lighting over. Three quarter height unit to one side with Bosch oven/grill with cupboards above and below, built in refrigerator and freezer adjoining. Recessed ceiling spotlighting, double glazed doors with matching double glazed panels to either side- all with integrated blinds and overlooking the rear garden.

To the side, archway interconnecting to utility area with work station and separate matching worktop with space and plumbing for washing machine. Built in cupboard over housing the Ideal gas fired central heating boiler.

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

First Floor Landing
With access to roof space and double glazed window to side elevation. Door to built-in cupboard with shelving. Painted timber door to:

Bedroom One
With double glazed casement windows with New England style shutters to the front of the property. Extensive mirror fronted built-in wardrobes and separate door to:

En Suite Shower Room
With shower with bi-fold glazed doors and chrome fittings, low-level WC, wall mounted wash hand basin, tiled walls, heated towel rail and double glazed casement to front elevation.

From the landing, door to:

Bedroom Two
With double glazed casement window overlooking the rear garden.

From the landing, door to:

Family Bathroom
With matching suite of panelled bath with separate handset shower attachment and wall fitting with glazed shower panel, low-level WC and wall mounted wash hand basin. Heated towel rail, part tiled walls and recessed ceiling spotlighting.

From the landing, door to:

Bedroom Three
With double glazed casement window overlooking the rear garden.

Management of Open Spaces
Meadfleet Ltd are the Management Company for all of the open spaces on the development and each property is required to pay a Management fee of circa £90 half yearly. For further information please contact the Bourton office of Tayler & Fletcher.

OUTSIDE
No.2 Osprey Close is approached from the main development via a private road leading to just numbers 1 & 2 Osprey Close. The property enjoys a lovely southerly aspect out over the village and there is a pedestrian walkway leading straight through to Roman Way and to the village centre. The property has a driveway to the side which in turn leads to a substantial DETACHED SINGLE GARAGE with ample driveway parking in front. A pedestrian gate leads through to the principal rear garden laid mainly to lawn with path and herbaceous border and small storage area to the far end.

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.

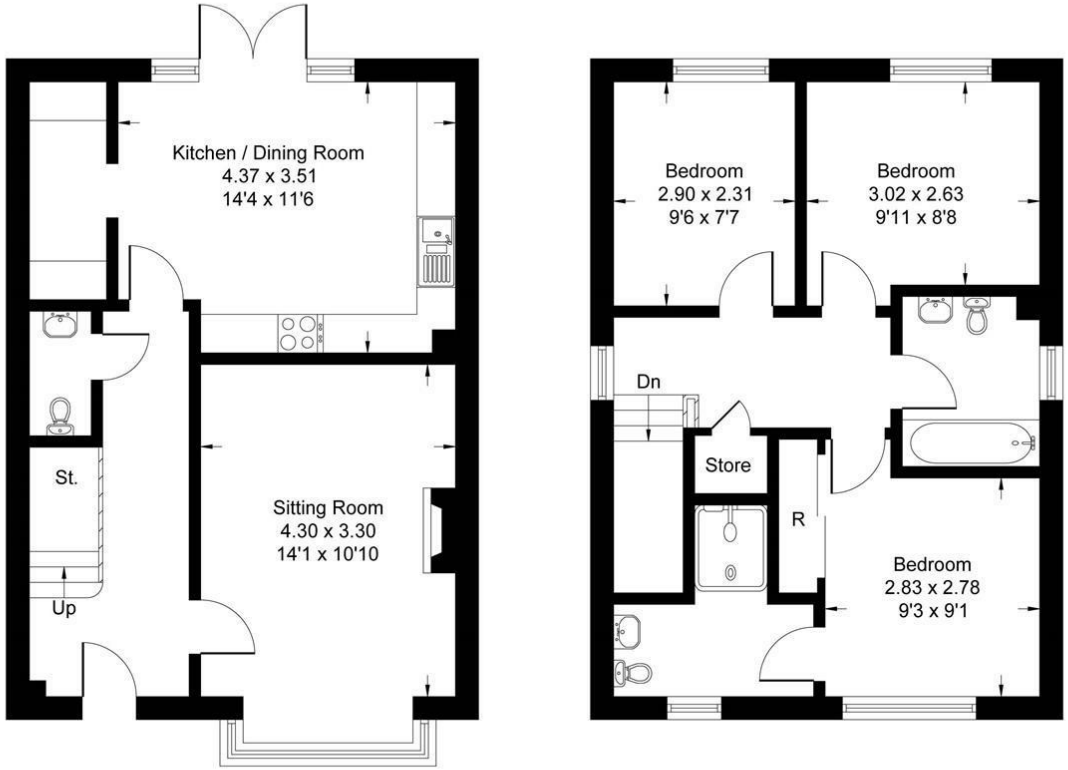
COUNCIL TAX
Council Tax band D. Rate Payable for 2026/ 2027: £2407.84

DIRECTIONS
From the Bourton-on-the-Water office, proceed onto the A429 Fosseway towards Stow-on-the-Wold and continue through the traffic lights. Take the next turning on the right into Meadow Way (signposted to Bourton Link Industrial Estate), continue to the mini roundabout, turning left on to Bourton Link, take the first right opposite Travis Perkins, in to Bourton Chase and Kingfisher Road. Take the first right hand turn in to Swallow Road, and then turn left in to Skylark Road. Osprey Close will be found shortly on the right.

What3words: ///punchy.compliant.pampering

Floor Plan

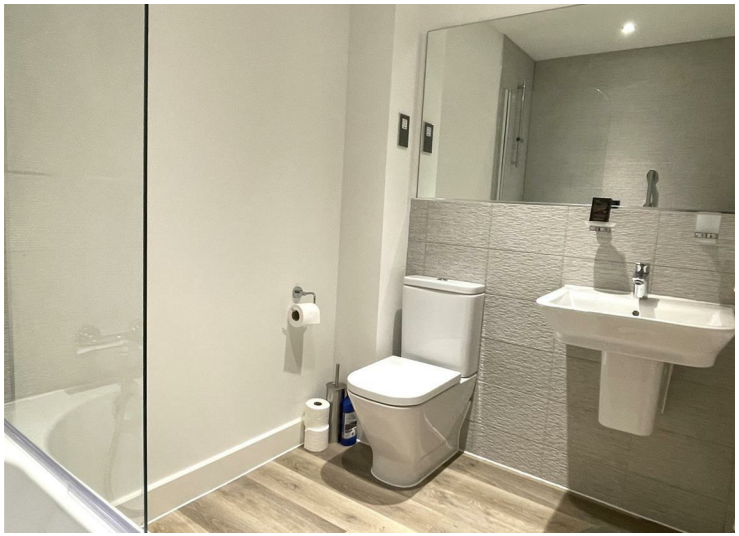
Approximate Gross Internal Area = 89.20 sq m / 960 sq ft

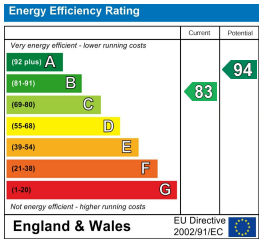


Ground Floor **First Floor**

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.

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.

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