

established 200 years

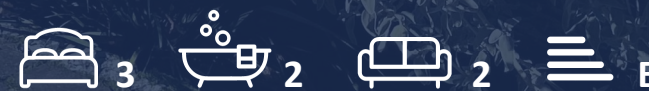
Tayler & Fletcher



Manor Cottage

Clapton-On-The-Hill, Cheltenham, GL54 2LG

Guide Price £850,000



Manor Cottage

Clapton-On-The-Hill, Cheltenham, GL54 2LG

A well appointed detached village house set in a superb position with generous gardens and superb views over the Windrush Valley.

LOCATION

The property is situated near St James church in the small Cotswold village of Clapton-on-the-Hill, overlooking the Windrush Valley. Local facilities may be found in Bourton-on-the-Water (3 miles) which provides a good range of shops suitable for everyday requirements together with the popular Cotswold Secondary School which has an affiliated sports centre. The regional commercial centre of Cheltenham (19 miles) has a comprehensive range of shops and services. There are mainline rail services to London (Paddington) from Kingham Station (9.5 miles).

DESCRIPTION

Manor Cottage comprises a well appointed detached village house set in a superb position just off the village centre accessed via a private lane and adjoining the village church. The property sits centrally within a large generous garden with the driveway to the side and pathway leading to the front. With a large single garage/workshop and extensive rear gardens. The property offers considerable potential for further alteration and extension subject to any necessary consents.

Approach

Covered entrance with outside light and glazed timber door to:

Entrance Hall

With stairs rising to first floor and timber door to:

Sitting Room

With open fireplace with stone surround

and hearth. Double aspect with double glazed casements to front and side elevations. Picture rail.

From the hall, timber door to:

Dining Room

With open fireplace with stone surround and hearth. Double aspect with double glazed casements to front and side elevations. Three wall light points. Picture rail.

From the hall, solid timber door to:

Kitchen/Breakfast Room

With fitted kitchen comprising worktop with one and a 1/2 bowl sink unit with chrome mixer tap, four ring halogen hob with extractor over, comprehensive range of below work surface cupboards and drawers, space and plumbing for dishwasher. Range of eye level cupboards and display shelving, further three quarter height unit with built in Neff double oven and Neff combination microwave/grill. Further built in cupboards and matching unit with cupboards, drawers and shelving. Double aspect with double glazed casement to side and glazed french doors to rear patio and terrace.

From the hall, timber door to:

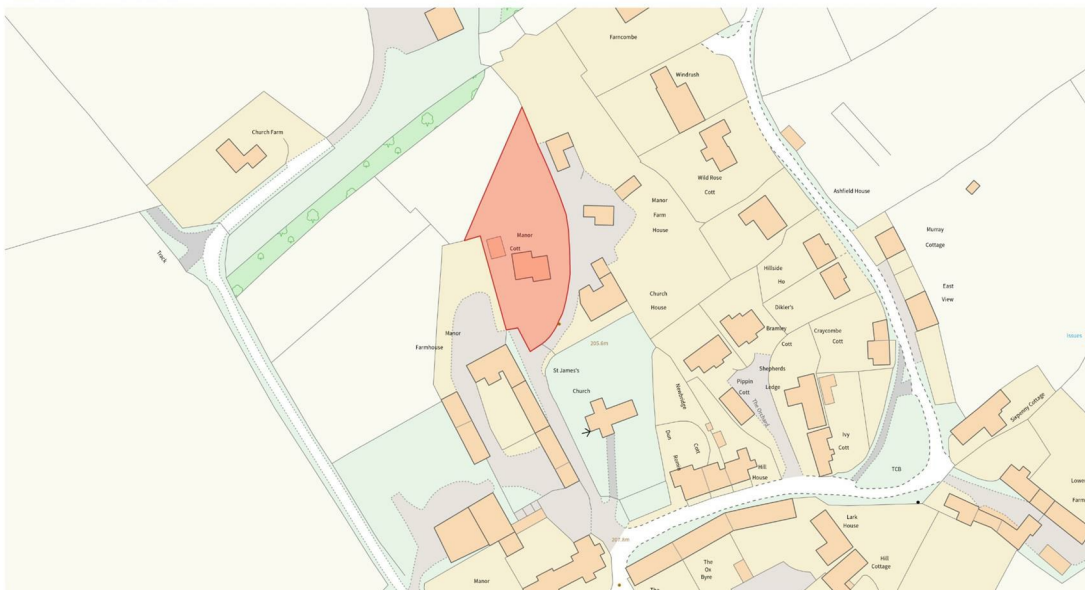
Boiler Room

With oil fired central heating boiler, double glazed casement to rear elevation and glazed door through to:

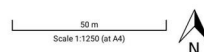
Utility Room

With door to rear patio and garden, wide double glazed casement overlooking the garden, worktop and stainless steel sink unit with built in cupboards below. Space





Produced on Mar 1, 2022.
© Crown copyright and database right 2022 (licence number 100059532)



and plumbing for washing machine. Space for upright fridge/freezer and wall mounted cupboards. Cloaks hanging space with hanging rail and shelving over.

From the utility, painted timber door to:

Ground Floor Shower Room

With low level WC, oval inset wash hand basin with built in cupboards below and corner shower with Mira shower. Tiled walls. Double glazed casement to side elevation.

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

First Floor Landing

With double glazed casement window to front elevation and access to roof space. Painted timber door to:

Bedroom One

With double glazed casement window to side elevation. Range of built in wardrobes.

From the landing, painted timber door to:

Bedroom Two

With wide double glazed casement window overlooking the front garden to the church.

From the landing, painted timber door to:

Bedroom Three

With double glazed casement to side elevation and door to eaves storage.

From the landing, painted timber door to:

Family Bathroom

With low level WC with built in cistern, oval inset wash hand basin with chrome mixer tap. Matching paneled bath with chrome mixer tap and handset shower attachment. Tiled walls. Double glazed casement overlooking the rear garden. Door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving.

Outside

Manor Cottage is approached from the

village lane via a shared drive leading down to the private drive for Manor Cottage. A path sweeps through the garden leading to the front door and the driveway continuing to the side to the large detached SINGLE GARAGE/workshop. With a pair of doors and further pedestrian door to the rear.

The front gardens are laid principally to lawn with herbaceous borders and shrubs surrounding, a wide terrace and steps to the driveway to the front. The gardens continue to the rear of the house with a path continuing down the side with sub dividing hedge. In turn leading to a raised paved terrace to the rear of the house with vegetable patch and soft fruit pear and apple trees beyond. A sub dividing evergreen hedge leads to further fruit trees and garden area with clipped evergreen hedges. Detached summer house and shed.

The property enjoys superb views out over the Windrush Valley towards the Rissingtons and Bourton-on-the-Water.

DIRECTIONS

From Bourton-on-the-Water, take the bridge by the motor museum and proceed up Sherborne Street, heading towards Clapton-on-the-Hill. Follow the road and take the left hand turn signposted Clapton-on-the-Hill, proceed into the village through the bends and Manor Cottage will be found just beyond Saint James Church accessed via a long gravel driveway to the side.

SERVICES

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

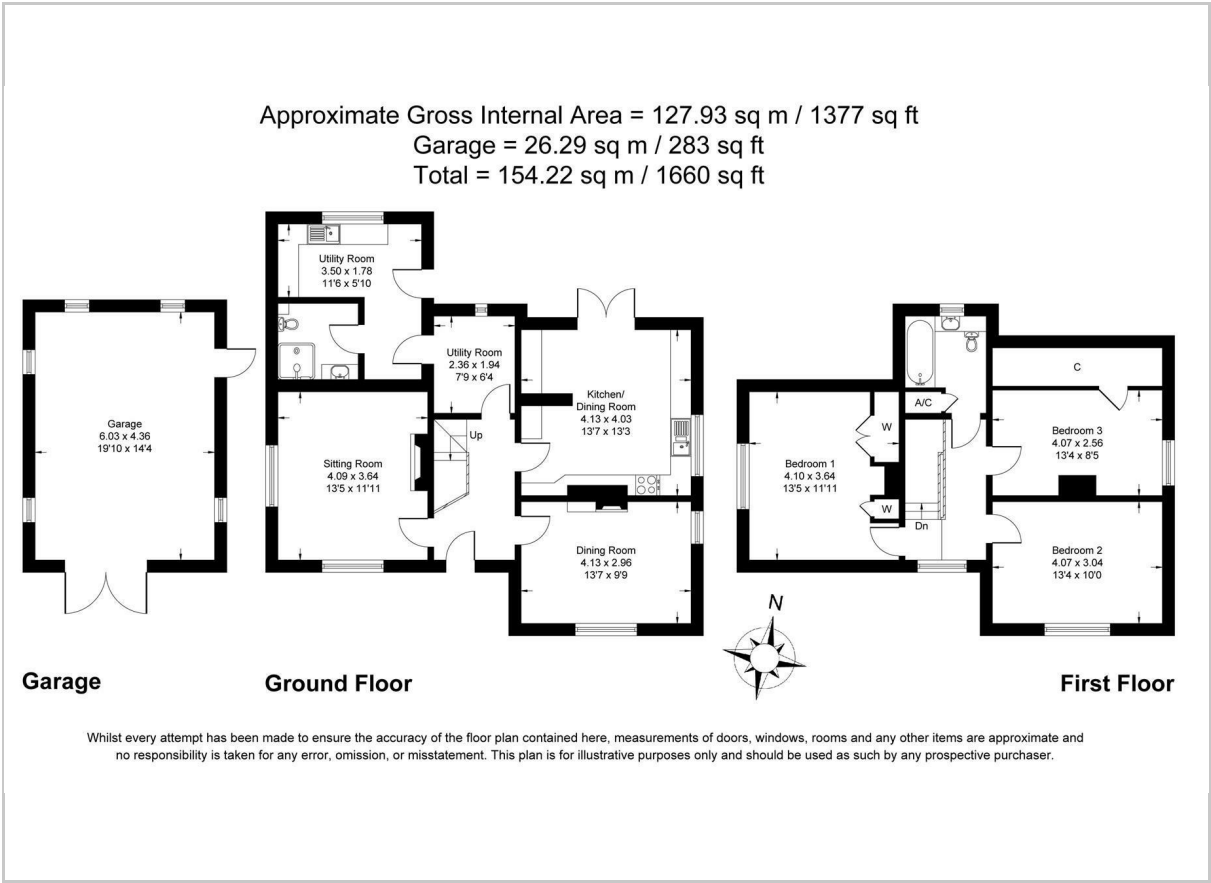
LOCAL AUTHORITY

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: £2,412.84

Floor Plan

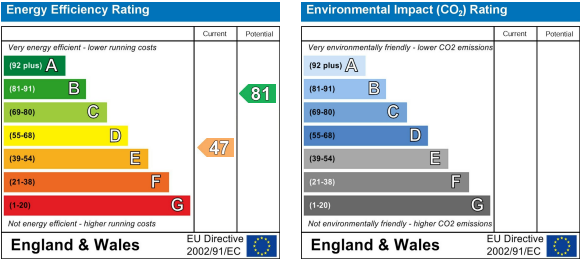


Area Map



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.