established 200 years

Tayler & Fletcher

Snowdrop Cottage, 3 Hidcote Close

Bourton-on-the-Water, GL54 2GE

Guide Price £378,000

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Snowdrop Cottage, 3 Hidcote Close

Bourton-on-the-Water, GL54 2GE

A three bedroom end of terrace property with south facing garden, single garage and allocated parking. Situated on the edge of the village in a cul de sac within walking distance of the village amenities and The Cotswold School. For sale with no onward chain.

LOCATION

Snowdrop Cottage, 3 Hidcote Close is quietly positioned within a cul-de-sac of similar properties on the edge of Bourton-on-the-Water, just a short walk from the village centre and Co-op supermarket. 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 independent shops, cafés, traditional pubs, supermarkets, restaurants, churches, a leisure centre, and the highly regarded local school, The Cotswold School. 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

Snowdrop Cottage comprises a three bedroom end-of-terrace house constructed of reconstituted stone elevations under a slate roof with well-planned accommodation arranged over two floors. On the ground floor there is a central hall with the sitting room and cloakroom off and a door leading through to the dining room with interconnecting door through to the fitted kitchen/breakfast room. On the first floor, there is a master bedroom with en suite shower room, two further bedrooms with a family bathroom. The property benefits from an attached single garage and a good sized south-facing garden and is situated at the end of a small cul de sac.

APPROACH

Painted front door with opaque glazed insert and outside light to:

Entrance Hall

With stairs rising to the first floor, below-stairs storage cupboard and painted timber door to:

Cloakroom

With low-level WC, wall-mounted wash hand basin with tiled splash back and electricity fuse box.
From the hall, painted timber door to:

Sitting Room

With wide double-glazed casement window to front elevation.
From the hall, painted timber door to:

Dining Room

With double-glazed French doors leading out to the rear garden and painted timber door through to the:

Kitchen

With fitted kitchen comprising one and a ½ bowl stainless steel sink unit with mixer tap, four ring brushed stainless steel gas hob with brushed stainless steel splash back and extractor over. Part-tiled walls, range of below-work surface cupboards and drawers, space and plumbing for washing machine, oven/grill, a range of eye-level cupboards, space for upright fridge freezer and further cupboard housing the Potterton gas-fired central heating boiler. Double glazed casement

window to rear elevation, tiled floor, recessed ceiling spotlights and door with glazed insert leading out to the rear garden.

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

First Floor Landing
With access to roof space, painted timber door to airing cupboard with pine slatted shelving.
Painted timber door to:

Bedroom One
With built-in cupboard with mirror-fronted glazed sliding doors, central bed position with built-in cupboards surrounding, double-glazed casement window overlooking the rear garden. Painted timber door to:

En Suite Shower Room
With wide shower cubicle fitted with an Aqualisa shower, low-level WC, pedestal wash handbasin with mixer tap and tiled splash back. Shaver point, recessed ceiling spotlights.
From the landing, timber door to:

Family Bathroom
With panelled bath with tiled surround, low-level WC, pedestal wash handbasin with mixer tap and tiled splash back. Recessed ceiling spotlights and opaque double-glazed casement window overlooking the rear garden.
From the landing, painted timber door to:

Bedroom Two
With double-glazed casement window to front elevation.
From the landing, painted timber door to:

Bedroom Three
With double-glazed casement window to front elevation.

OUTSIDE
Snowdrop Cottage is situated at the end of Hidcote Close with private pavioured parking to the front of the cottage and a driveway to the side which in turn leads to the attached SINGLE GARAGE with separate pedestrian door leading back through to the rear garden.
The garden may also be approached via the rear door in the kitchen or alternatively via the French doors from the dining room and is laid principally to lawn surrounded by closeboard timber fencing with a paved terrace immediately to the rear of the house.

SERVICES
Mains gas, electricity, water and drainage are connected. Gas fired central heating.

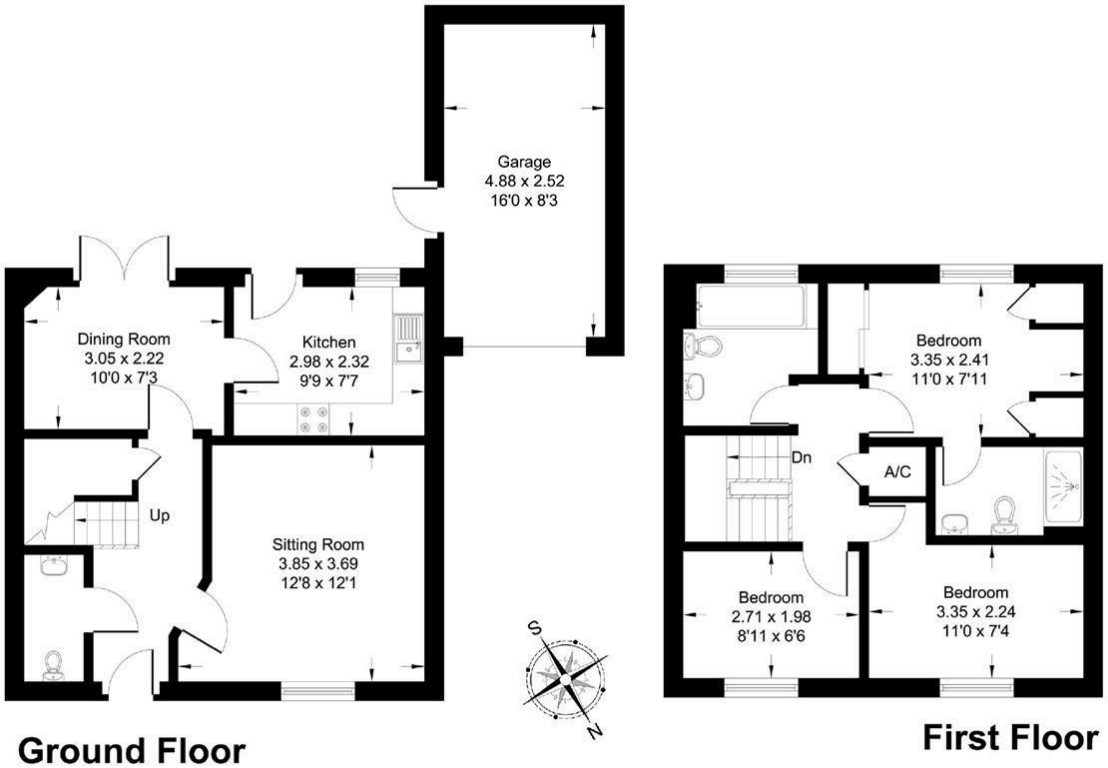
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000)

COUNCIL TAX
Council Tax band C. Rate Payable for 2025/ 2026: £2,029.45.

DIRECTIONS
From the Bourton office of Tayler & Fletcher, proceed down the High Street, turning left into Moore Road. At the junction with Station Road turn left, continue past the Cotswold School and Leisure Centre then take the next right hand turn signposted Meadow Way. Continue to the mini roundabout, turning left and proceed past Beddome Way then take the next left hand turn into Barnsley Way. Proceed to the end, bearing right and then immediately left into Hidcote Close and Snowdrop Cottage will be found at the end with parking to the front and side.

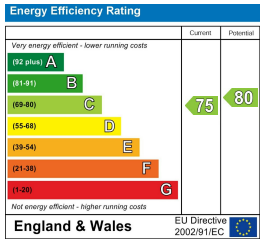
Floor Plan

Approximate Gross Internal Area = 77 sq m / 829 sq ft
Garage = 12 sq m / 132 sq ft
Total = 89 sq m / 961 sq ft



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 mis-statement. 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.

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