established 200 years

Tayler & Fletcher

17 Folly Field

Bourton-on-the-Water, GL54 2HH

Guide Price £299,000

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17 Folly Field

Bourton-on-the-Water, GL54 2HH

A well appointed and beautifully presented end of terrace property set in a private yet convenient central location with gardens to front and rear and off-road parking. NO ONWARD CHAIN.

LOCATION

17 Folly Field is situated in a mature residential area in the heart of the village, withing walkable distance 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

No. 17 Folly Field comprises a beautifully presented end of terrace house of reconstituted stone elevations under a pitched concrete tiled roof with gabled entrance porch to the front, a side access gate and pathway to the side leading to the rear garden. The property has well presented accommodation with an open plan ground floor, interconnecting hall, sitting, dining and kitchen areas with French doors leading out to the rear terraced garden, stairs rising to the first floor with two bedrooms and a bathroom. The property benefits from off-road parking for two cars, side access and a pleasant south/west facing rear garden.

Approach

Opaque glazed panelled front door to:

Entrance Hall

With mat well and oak timber floor with stairs rising to first floor, wall mounted fusebox, recessed ceiling spotlight and door to:

Living Room

With continuation of the Oak flooring and double glazed casement to the front elevation, recessed ceiling spotlights, decorative coved ceiling and archway through to:

Dining Area

With continuation of the oak flooring, recessed ceiling spotlighting and coved ceiling with double glazed french doors leading out to the rear garden, archway through to:

Kitchen

With tiled floor, fitted kitchen comprising, stainless steel sink unit with mixer tap, four ring gas hob with built in oven/grill below and stainless steel extractor over, range of below worksurface cupboards and drawers and range of eye level cupboards, space and plumbing for washing machine and space for upright refrigerator/freezer. Recessed ceiling spotlights.

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

First Floor Landing

With painted timber door to:

Bedroom 1

With double glazed casement window to front elevation and built in cupboard with hanging rail, shelving and further built in cupboard.

From the landing, painted timber door to:

Bedroom 2
With double glazed casement window overlooking the rear garden and access to roof space.

From the landing, painted timber door to:

Bathroom
With tiled floor and matching suite of panelled bath with chrome mixer tap, handset shower attachment and separate wall mounted shower, glazed shower panel, pedestal wash-hand basin, low-level WC, opaque double glazed casement window to side elevation.

OUTSIDE
No. 17 has a pavioured parking area providing parking for one vehicle and a path leading past the front of the property, with an access gate and two steps down to the side garden with two storage sheds and continuing around to the rear garden. There is a raised paved terrace immediately to the rear of the house and a lower garden laid partly to lawn with raised beds and gravelled terrace to one side. The property also benefits from an additional designated parking space located opposite the front door and delineated by the house number.

SERVICES
Mains electricity, gas, water and drainage are connected.

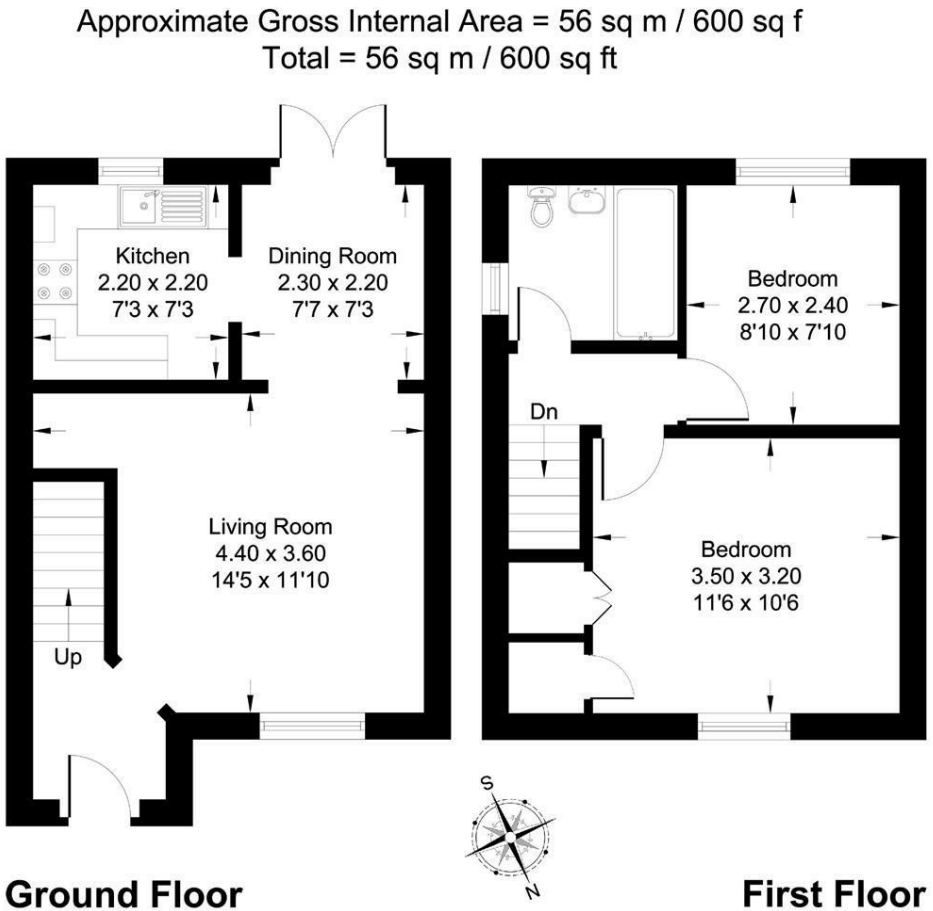
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

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

DIRECTIONS
From our office proceed along the High Street towards the village centre and take the left hand turn into Moore Road, turning left at the end of the road onto Station Road. Turn right opposite The Cotswold School into Roman Way and proceed until Folly Field is found on the right. Continue around to the right until you reach the end of the cul-de-sac and No. 17 can be seen in front of you, set back on the far left hand side.

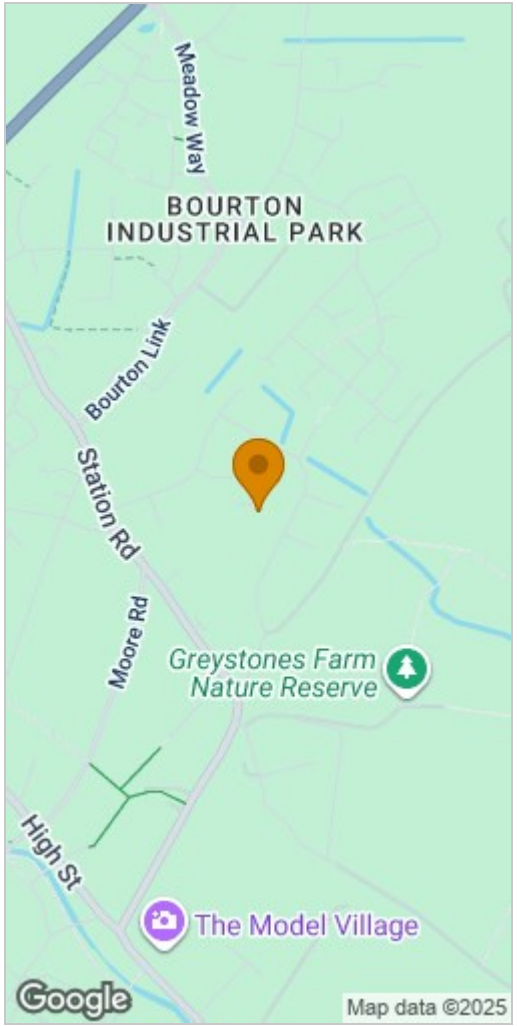
What3Words: awkward.surfacing.brain

Floor Plan



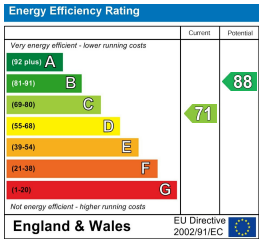
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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London House High Street, Bourton-on-the-Water, Gloucestershire, GL54 2AP
Tel: 01451 820913 Email: bourton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk