

established 200 years

# Tayler & Fletcher



Garden Cottage Marshmouth Lane  
Bourton-On-The-Water, Cheltenham, GL54 2EE

Guide Price of £600,000



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A detached 2 bedroom Cotswold stone bungalow with master en suite, family bathroom and integral garage situated in a sought after location in the heart of the village of Bourton-on-the-Water.

## LOCATION

Garden Cottage is situated in a mature residential area in the heart of the village, a short level walk from the village centre and Londis 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

Garden Cottage comprises a beautifully appointed detached Cotswold stone bungalow occupying a superb position on Marshmouth Lane within easy level walking distance of the village centre and all of the local amenities. The accommodation is very well presented with two double bedrooms, one en-suite and family bathroom, a large principal kitchen/Breakfast room with a lovely aspect out of the courtyard garden and a further interconnecting sitting room and dining room with double glazed French doors to the front courtyard. The property also benefits from an integral single garage with electric up and over door and ample parking.

## Approach

Recessed covered entrance with outside

light. Painted timber door with glazed insert and glazed panels either side leading to:

## Entrance Hall

Wide reception hall with access to roof space, door to airing cupboard with pine slatted shelving and pressurised hot water cylinder. Painted timber door to:

## Utility Room

Worktop with stainless steel sink unit with chrome mixer tap and built-in cupboard below, space and plumbing for washing machine, wall mounted eye level cupboard and display shelving. Double glazed casement overlooking the rear courtyard. Electricity fuse board and heating/hot water time clock. Painted timber door to Garage.

From the Hall, painted timber door leads to:

## Kitchen/Breakfast room

Fitted kitchen comprising 1 and 1/2 bowl sink unit with chrome mixer tap, tiled splashback, 4 ring gas hob and a comprehensive range of below surface cupboards and drawers, built-in dishwasher, 3/4 high unit to one side with built-in Indesit double oven/grill with cupboards above and below, space for upright fridge freezer, extractor over hob and range of eye level cupboards, glazed cupboard. Double glazed casement overlooking the parking area. Dining area with wide double glazed casement windows and glazed door to courtyard (South and west facing). Recessed ceiling spot lighting, painted timber door to larder cupboard with





shelving and space for freezer.

From the Hall, a pair of glazed doors lead to:

### Dining Room

With recessed ceiling spotlights interconnecting with the sitting room with double glazed French doors and glazed panels to either side. A feature stone fireplace with gas coal effect fire, double glazed casement to rear elevation, two wall light points.

From the Hall, painted timber door to:

### Bedroom 1

Wide double glazed casement windows overlooking the rear courtyard, extensive built in wardrobes with hanging rail and shelving. A further double glazed casement to rear elevation and painted timber door to en-suite shower room with deep shower cubicle, low level WC, pedestal wash hand basin with tiled splash back and vertical heated chrome towel rail, opaque glazed casement to rear elevation, recessed ceiling spot lighting.

From the Hall, painted timber door to:

### Bedroom 2

Double glazed casement to side elevation, extensive built-in wardrobes with sliding doors, hanging rail and shelving.

From the Hall, painted timber door to:

### Family Bathroom

With 'P' shaped bath with curved shower screen and separate wall mounted shower, low level WC, pedestal wash hand basin, opaque double glazed casement overlooking the courtyard garden, part tiled walls, fitted medicine cabinet and chrome heated towel rail.

### Garage

With single timber style electric up and

over door. Wall mounted gas fired central heating, space and plumbing for tumble dryer, painted timber door with double glazed inserts leading to rear courtyard.

### OUTSIDE

Garden Cottage is approached from Marshmouth Lane with a wide tarmacked driveway with curved paved terrace and path leading to front door and driveway leading to integral single garage. Set to the front of the house is a private paved garden bordered with Cotswold stone walls and feature planting. French doors leading to the sitting room and glazed door leading to Kitchen/Breakfast room. Set to the rear of the house is a rear courtyard garden with paved yard area, detached shed and access from the utility room or alternatively to the side of the house with a further detached summerhouse to one corner.

### 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](http://www.cotswold.gov.uk).

### COUNCIL TAX

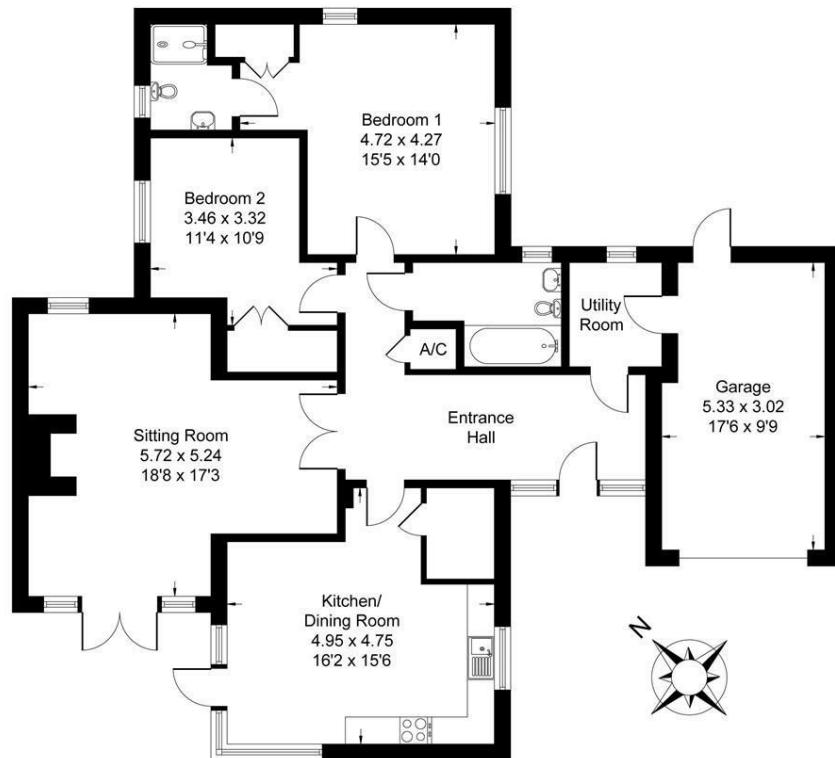
Council Tax band E. Rate Payable for 2023/2024: £2,531.34

### DIRECTIONS

From our Bourton Office proceed in an easterly direction past the village green and at the junction with Rissington Road, bear right towards The Rissingtons. Pass Birdland and the village car park and take the next right hand turn in to Marshmouth Lane. Garden Cottage can be found after approximately 100m on the left hand side.

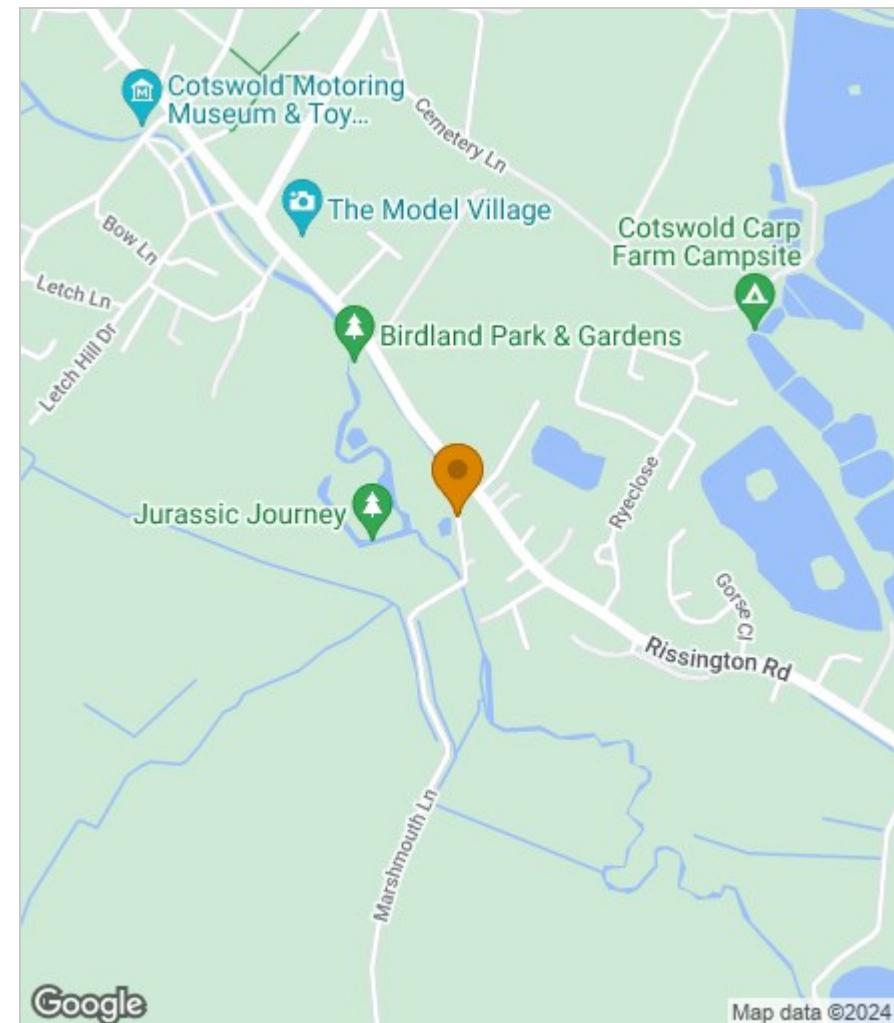
## Floor Plan

Approximate Gross Internal Area = 106.0 sq m / 1142 sq ft  
 Garage = 15.0 sq m / 162 sq ft  
 Total = 121.0 sq m / 1304 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-30) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			