established 200 years

Tayler & Fletcher



16 Springfield

Bourton-On-The-Water, Cheltenham, GL54 2DF

Guide Price £575,000

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16 Springfield

Bourton-On-The-Water, Cheltenham, GL54 2DF

A well presented detached four bedroom property occupying a lovely position on the Southern edge of the village adjoining open countryside with views along the Windrush Valley.

LOCATION

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 a Primary School, independent shops, cafés, traditional pubs, supermarkets, restaurants, churches, a leisure centre, and the highly regarded local Secondary School, The Cotswold Academy. 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

16 Springfield comprises a well presented detached property with accommodation arranged over two floors and enjoying a superb position on the Southern edge of the village adjoining open countryside with a lovely outlook along the Windrush Valley. The property was extensively refurbished during the current ownership and provides flexible accommodation centred around a large open plan living room with French doors out to the garden with a fitted kitchen, study, utility and cloakroom off. There is a large hall to the front and two good sized ground floor double bedrooms and a shower room. On the first floor there is a further double bedroom, single bedroom and a shower room and also a walk in attic. The house has a good sized garden laid mainly to lawn with sheds and access to either side and ample parking to the front. The property is offered for sale with no onward chain.

Approach

uPVC double glazed front door with matching double glazed panels to either side through to:

Entrance Hall

With double glazed casements to front and side elevations, stripped timber laminate floor and archway interconnecting to:

Inner Staircase Hall

With stairs rising to the first floor and door through to the:

Sitting Room/Dining Room

With double glazed casement windows to three elevations and double glazed sliding door out to the rear terrace and garden. Continuation of the stripped timber floor, coved ceiling and interconnecting door through to the:

Kitchen/Breakfast Room

Which may also be approached from the inner hall. With fitted kitchen comprising solid timber worktop with double bowl stainless steel sink unit, drainer and a drinking water tap. Tiled splash back. Comprehensive range of below work surface cupboards and drawers, built-in dishwasher and range of eye level cupboards. Further matching unit with four ring Lamona hob with brushed stainless steel Bosch built-in oven/grill below and brushed stainless steel extractor over. Built-in cupboards above and below with three quarter height unit to one side housing the gas-fired central heating boiler and water softener. Sliding larder door, further three quarter height unit to one side with further built-in storage, space for refrigerator and space for upright fridge/freezer. Double glazed door with double glazed window overlooking the garden and providing access to the conservatory to the rear, with double glazed casement and mono pitch translation roof, with double glazed sliding doors. From the sitting room, door through to the:















Study
With continuation of the timber style flooring, double glazed casement window to side elevation and recessed ceiling spotlighting. Interconnecting door to the:

Rear Hall/Utility
With mat well, opaque double glazed door to the front of the property and further double glazed casement window. Chrome heated towel rail, solid timber worktop with Belfast sink and built-in drainer with built-in cupboards below. Space and plumbing for washing machine.
Sliding timber door to:

Cloakroom
With low level WC, wall mounted wash-hand basin and opaque double glazed casement to front elevation, wall mounted electricity meter.
From the hall, door to:

Bedroom One
With wide double glazed casement window to front elevation overlooking the driveway.
From the hall, timber door to:

Bathroom
Comprising paneled bath with chrome mixer tap, pedestal wash-hand basin with chrome mixer tap, low level WC, and built-in shower cubicle with glazed bi-fold doors and chrome fittings. Opaque double glazed casement window to side elevation and recessed ceiling spotlighting. Part tiled walls and heated towel rail.
From the hall, door through to:

Bedroom Two
With wide double glazed casement window overlooking the rear garden with a lovely view out over adjoining fields to the rear towards Clapton.
From the hall, stairs with painted timber handrail and balustrade rise to the:

First Floor Landing
With door to built-in airing cupboard with pine slatted shelving and further door providing access to the part boarded loft providing useful additional storage.
From the landing, door to:

Shower Room
With matching suite of low level WC, pedestal wash-hand basin with chrome mixer tap and corner shower cubicle with curved glazed doors and a Mira sport shower. Chrome heated towel rail and recessed ceiling spotlighting,. Double glazed casement window with a lovely view over to the hills to the rear.
From the landing door to:

Bedroom Three
With doors to eaves storage, double glazed casement window with a fine view and opaque double glazed casement back to the landing.
Further painted timber door to:

Bedroom Four
With built-in eaves storage and wide double glazed window with views out over the hill to the rear.

OUTSIDE
16 Springfield, is approached from the end of the cul-de-sac via a tarmacadam driveway, with parking to the front of the house and with access to either side of the house to the rear garden. The rear garden is laid principally to lawn with paved terrace area immediately to the rear of the house, with two storage sheds to the side, a further workshop and a lovely view out over the adjoining countryside.

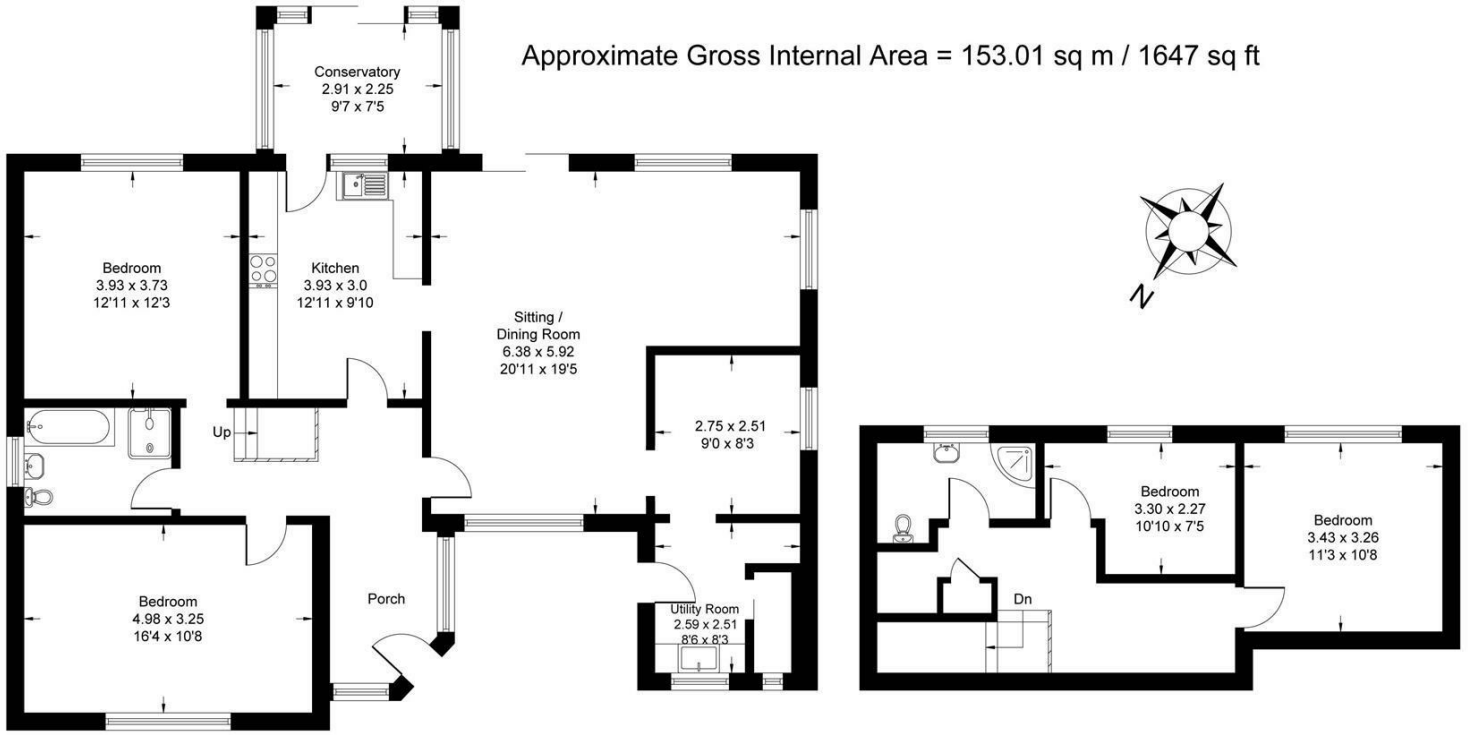
SERVICES
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

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

COUNCIL TAX
Council Tax band F. Rate Payable for 2026/ 2027: £3,477.99.

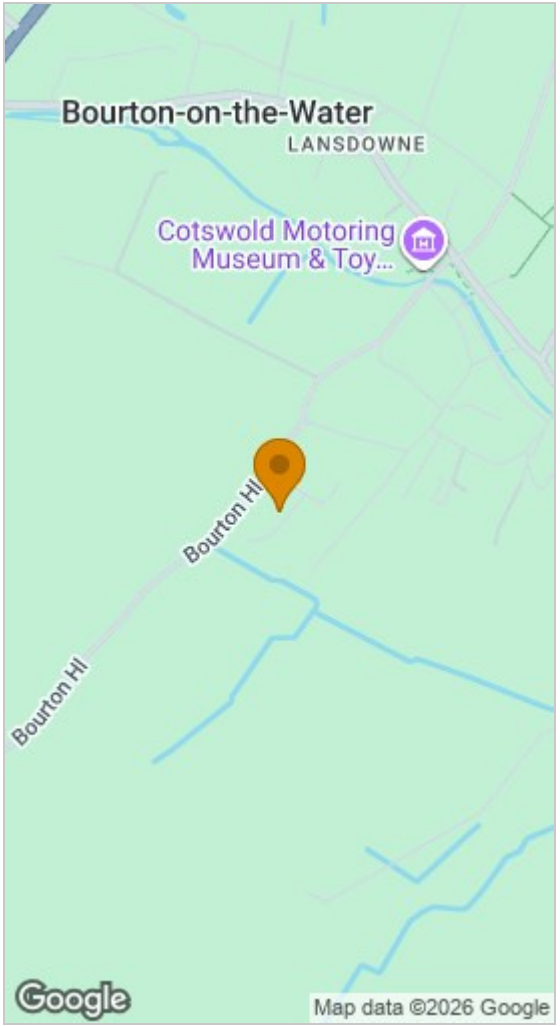
DIRECTIONS
From the Bourton office of Tayler & Fletcher proceed along the High Street turning right over the bridge just before the green into Sherborne Street. Continue along this road bearing right to stay on Sherborne Street. After a short distance take the second left into Springfield and follow the road around to the right where the property will be found at the end of the cul-de-sac on the left hand side.

Floor Plan



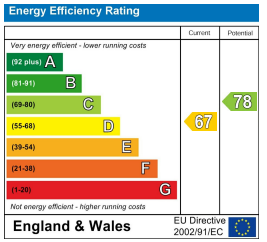
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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