established 200 years

Tayler & Fletcher



15 Lamberts Field

Bourton-On-The-Water, GL54 2EH

Guide Price £375,000

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15 Lamberts Field

Bourton-On-The-Water, GL54 2EH

NO ONWARD CHAIN. A recently renovated 3 bedroom house on a generous corner plot with good sized front and rear garden, detached garage and off street parking.

LOCATION

15 Lamberts Field is situated in a mature residential area on the edge of the village, a short level walk from the village centre. 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 areas 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

15 Lamberts field comprises a recently renovated and substantial semi-detached house occupying a good central position within Lamberts Field and providing well planned accommodation arranged over two floors with a large sitting room, dining room, kitchen and large conservatory to the rear, two double bedrooms and a single bedroom on the first floor and a family bathroom.

The property occupies a generous plot with a good sized front and rear gardens with separate detached single garage with parking.

The property has recently concluded a comprehensive renovation with installation of a new bathroom, kitchen and central heating.

The property is now ready for new owners to take on and put their own personal stamp on the property.

Approach

Opaque glazed front porch with tiled floor and UPVC glazed paneled walls, UPVC front door with matching panel to side with double glazed insert to stairs rising to first floor, staircase hall, wall mounted electricity fuse box and painted timber door to:

Sitting Room

With double aspect with double glazed casements to front and rear elevations and further double glazed casement through to the conservatory.

From the hall, painted timber door through to the:

Dining Room

With double glazed casement window to front elevation.

Interconnecting painted timber door to the:

Kitchen

With newly fitted kitchen with stainless steel sink unit with chrome mixer tap, four ring Lamona hob with glazed splash back and extractor over, built in Lamona oven/grill. Comprehensive range of below work surface cupboards and drawers, space for upright fridge/freezer, range of eye level cupboards.

Double glazed casement window through to the conservatory with matching full double glazed door to:

Conservatory

With UPVC double glazed casements and opening fan lights.

Separate door through to a:

Cloakroom

With low-level W/C and opaque double glazed casement window to rear elevation.

From the conservatory, double glazed French doors lead out to the garden.















Interconnecting double glazed doors back into the sitting room.

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

First Floor Landing
With double glazed casement window overlooking the rear garden, access to roof space and painted timber door to built in cupboard housing the Worcester gas fired central heating boiler.

Painted timber door to:

Bedroom One
With wide double glazed casement window to front elevation, central bed position with full height built in cupboards to either side with drawers below.

From the landing, painted timber door to:

Bathroom
With matching suite and panelled bath with chrome mixer tap and separate wall mounted shower with chrome fittings, glazed shower panel and tiled surround, pedestal wash hand basin with tiled splash back and chrome mixer tap, low level W/C, and opaque double glazed casement window to rear elevation.

From the landing, painted timber door to:

Bedroom Two
With central bed position with built in wardrobes to either side with hanging rail and shelving and further recess with built in wardrobe with drawers and cupboards over.

Wide double glazed picture window to the front of the property.

From the landing painted timber door to:

Bedroom Three
With double glazed casement window overlooking the rear garden.

OUTSIDE
15 Lamberts field is approached from Lamberts field via a pathway leading through the front garden to the front door. The front garden being laid principally to lawn with mature shrubs and plants surrounding with a pathway continuing down the side of the house with mature shrubs and plants to the side and a pedestrian gate leading to the rear garden with a path surrounding a central mature Magnolia tree and bordered by close board fencing and a reconstituted stone wall.

A path continues down one side to the rear of the garage and to the other side to a pedestrian gate leading in turn to the parking space positioned at the rear of the house with space for one car and in turn leading to the single garage with single up and over door and constructed of reconstituted stone elevations.

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

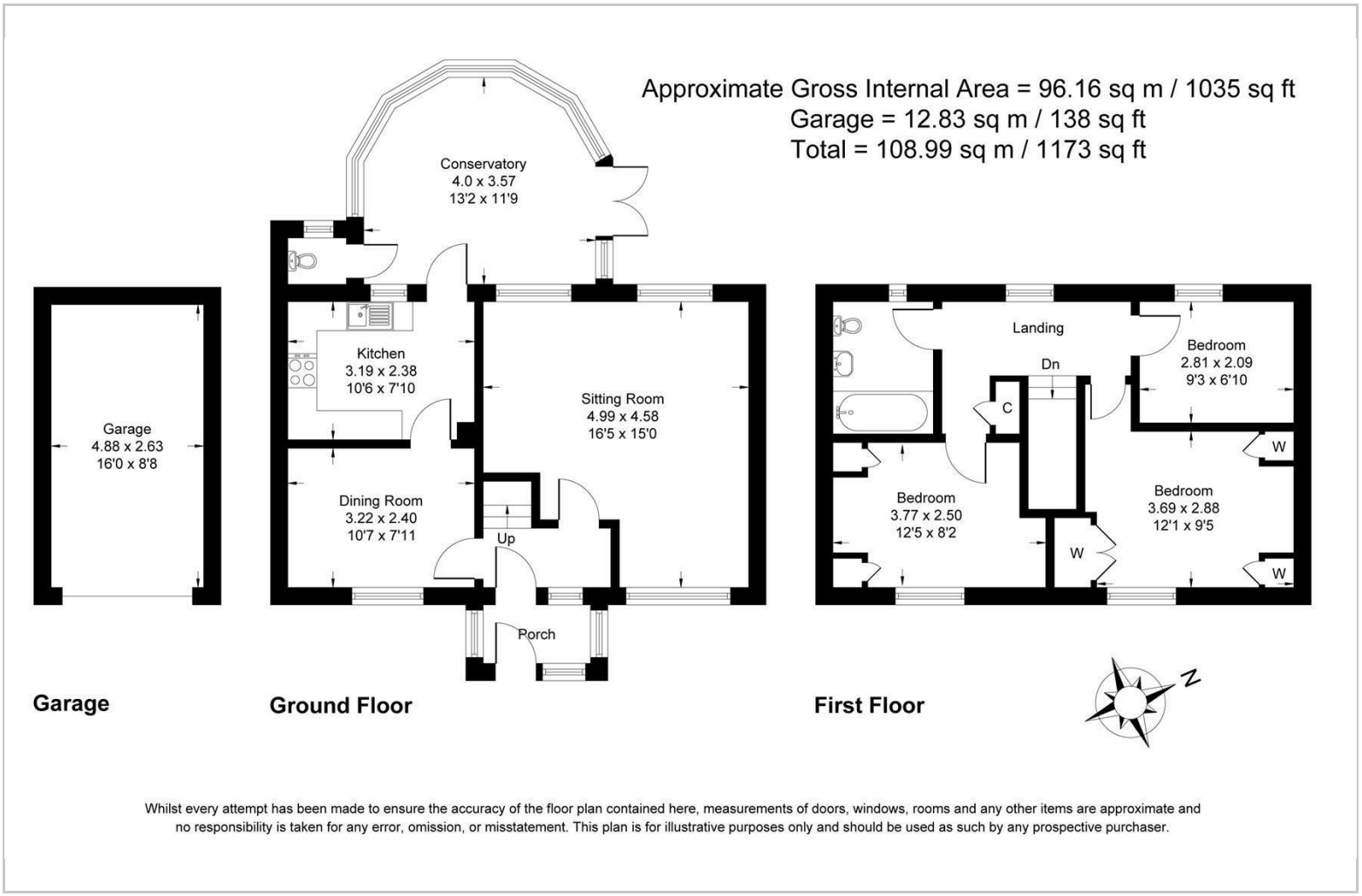
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band D. Rate Payable for 2026/ 2027: £2407.84

DIRECTIONS
From the Bourton Office head down Rissington road, once you have gone past Birdland keep an eye out on the left hand side for a turning into Rye Close. Take the turning and follow the road all the way up where you will come to Lamberts field and number 15 will be found on the top left corner.

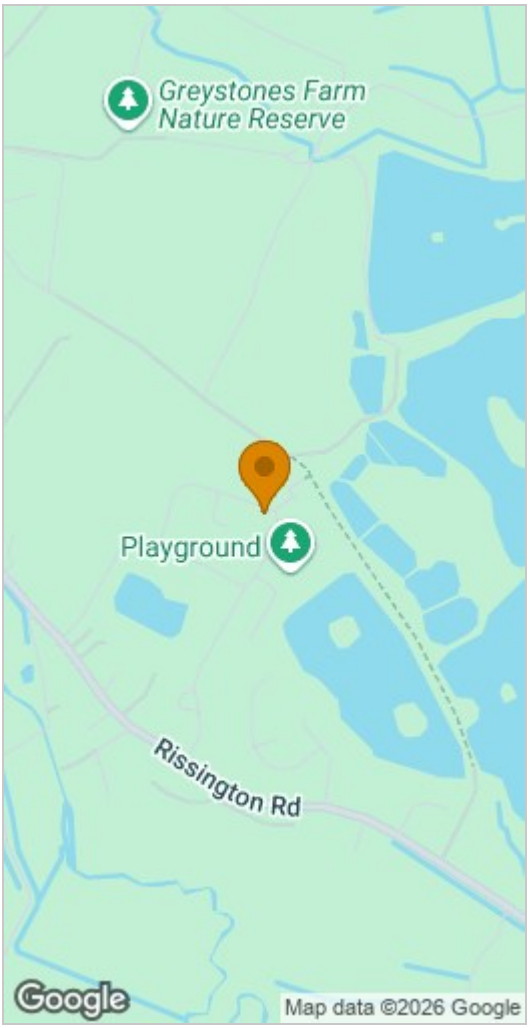
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Floor Plan



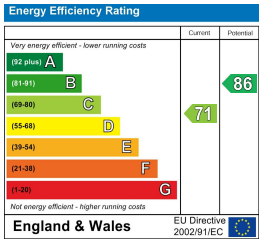
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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