established 200 years

# Tayler & Fletcher

## 31 Rye Close

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

**Guide Price £345,000**

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# 31 Rye Close

**Bourton-On-The-Water, Cheltenham, GL54 2EB**

*A spacious three bedroom mid-terrace property with large rear garden set in a popular mature residential part of the village within walking distance to facilities and amenities. For sale with NO ONWARD CHAIN.*

## 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

No. 31 Rye Close comprises a good sized mid terraced house occupying a mature residential location on the Eastern edge of the village, which has been in the same family occupation since new. The house is set back from the road and provides accommodation arranged over two floors and is generally well presented but would benefit from some updating. On the ground floor there is an interconnecting kitchen and dining room, a double aspect sitting room with French doors out to the rear garden, together with an internal passageway leading from front to rear, with a cloakroom off. On the first floor there are three bedrooms and a shower room. The property has a particularly good sized rear garden subdivided into a more formal lawned area with herbaceous borders to the side, a wide terrace to the rear of the house and a separate productive garden to the rear.

## Approach

Covered entrance and uPVC front door with decorative glazed inserts through to:

## Staircase Hall

With stairs rising to the first floor and painted door leading to the:

## Sitting Room

Double aspect with double glazed casement window to front elevation and wide double glazed sliding French doors leading out to the rear terrace and garden. Ornate decorative fireplace with gas coal effect fire. Picture rail.
Interconnecting door through to the:

## Kitchen

With fitted kitchen comprising worktop with stainless steel sink unit with chrome mixer tap and separate drinking water tap with a range of below work surface cupboards and drawers. Space and plumbing for dishwasher, space and gas point for cooker and space for upright fridge/freezer. Further matching unit with worktop and built in cupboards below, Door to below stairs storage cupboard. Wide double glazed casement window overlooking the rear garden.
Interconnecting with the:

## Dining Area

Further matching worktop with built in cupboards below and eye level cupboards over. Double glazed casement window to front elevation. Separate opaque glazed door back through to the front hall. From the dining area, door to:

## Side Passageway

With uPVC front door with opaque glazed inserts and a casement window to the side. Further worktop with space and plumbing for washing machine and space for freezer. Range of eye level cupboards, wall mounted electricity meter and fuse box. Separate uPVC door with opaque double

glazed window leading out to the rear garden.
Timber door to:

## Cloakroom
With low level WC with timber seat and wall mounted wash hand basin.
From the staircase hall, stairs with timber handrail rise to the:

## First Floor Landing
With double glazed casement window overlooking the rear garden. Wall mounted Worcester gas fired central heating boiler. Access to roof space.
From the landing, door to:

## Bedroom One
With double glazed casement window to front elevation. Extensive range of built in wardrobes with sliding doors, hanging rail and shelving. Further door to built in cupboard over stairs with hanging rail and shelving.
From the landing, door to:

## Bedroom Two
With double glazed casement window to the front elevation. Door to built in cupboard over stairs. Double louvred timber doors to airing cupboard with pine slatted shelving and foam lagged hot water cylinder. Separate built in cupboard with hanging rail to the side.
From the landing door to:

## Bedroom Three
With wide double glazed casement window overlooking the rear garden. Central bed position with built in cupboards above and to the side with built in drawers and side table.
From the landing door to:

## Shower Room
With low level WC, pedestal wash hand basin and corner shower with glazed curved doors. Chrome heated towel rail, opaque double glazed casement window overlooking the rear garden and tiled throughout.

## OUTSIDE
No.31 is approached from Rye Close with a timber pedestrian gate and pathway leading up the side of the garden to the side passageway door and in turn on to the front door. The front garden is laid principally to lawn with a mature Rose garden set centrally and with the potential to create off street parking if desired (and subject to any necessary consents). The principal garden is set to the rear of the property and can be approached either from the side passageway or from the French doors in the sitting room. The rear garden, which is West facing, has a deep paved terrace immediately to the rear of the house and a pathway leading down one side with herbaceous borders and a range of mature shrubs and trees. There is a subdividing trellis fence with pathway leading through to a further vegetable garden with detached greenhouse to one side and mature tree to the far left.

## Section 157
31 Rye Close was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived and worked within Gloucestershire or The Cotswolds Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing of the subject property. The property is also restricted for use as a main residence and not as a second or holiday home.

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

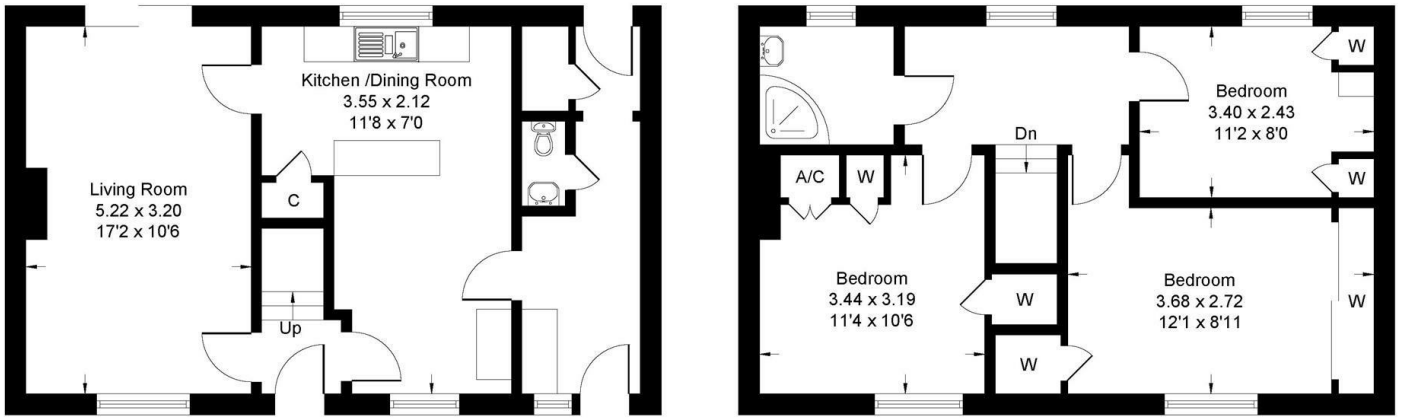
## LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

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

## DIRECTIONS
From the Tayler & Fletcher office proceed along the High Street to the end of the road and then turn right onto Rissington Road. Proceed along Rissington Road past Sadlers Edge on the left and then take the next left turn into Rye Close. Follow Rye Close around the bend and No.31 will be found after a short distance set back on the left hand side.

## Floor Plan

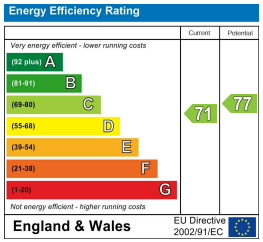
Approximate Gross Internal Area = 91.14 sq m / 981 sq ft




**Ground Floor** **First Floor**

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.


London House High Street, Bourton-on-the-Water, Gloucestershire, GL54 2AP
Tel: 01451 820913 Email: bourton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk