established 200 years

Tayler & Fletcher

10 Springvale, Bourton-On-The-Water, Cheltenham GL54 2ES

Guide Price £375,000

A three bedroom semi-detached house with large garden, garage and off street parking set in a mature residential area on the edge of the village within walking distance of the Cotswold Secondary School.

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. 10 Springvale comprises a substantial semi-detached house of brick elevations under a pitched plain tiled roof. The accommodation is arranged over two floors with Kitchen/Breakfast room, Living room, Conservatory and Utility on the ground floor and three bedrooms and a family bathroom on the first floor. The property has off street parking, a detached garage and a substantial garden to the rear.

Approach

Covered entrance with outside light and UPVC front door with opaque glazed fanlight to:

Entrance Hall

Stairs rising to first floor, and interconnecting through to the:

Kitchen

With double glazed casements to front and side elevation, and fitted kitchen comprising worktop with tiled splashback, a stainless steel sink unit with chrome mixer tap, four-ring gas hob with built-in oven/grill below, range of below work surface cupboards and drawers, and space and plumbing for dishwasher, range of eye-level cupboards and extractor over hob. Breakfast bar to one end, further matching worktop with built-in cupboards and drawers below and eye-level cupboards over, space for upright fridge freezer, and recessed ceiling spot lighting. Separate painted timber door to walk-in larder with shelving. From the kitchen, an archway interconnects through to the:

Utility Room

With tiled floor, worktop with stainless steel sink unit with built-in cupboards over and below, space for and plumbing for washing machine, wall-mounted Worcester gas-fired central heating boiler.
Pine door to:

Cloakroom

With continuation of the tiled floor, low-level WC, wall-mounted wash hand basin with chrome mixer tap, and opaque double glazed casement to side elevation.

From the hall, painted timber door through to the:

Living room

With wide double glazed casement window to front elevation, fireplace, decorative Farmington stone mantel and fire surround, coved ceiling, four wall light points, recessed ceiling spot lighting, and a pair of double glazed French doors leading out to the:

Garden Room
with pitched translucent roof, dwarf walls and double glazed casements overlooking the rear garden, with a pair of double glazed French doors leading out to the rear garden and doorway into the Utility Room.

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

First floor landing
With painted timber balustrade, two double glazed casement windows overlooking the rear garden and access to roof space, recessed ceiling spot lighting, and painted timber door to

Bedroom one
with double glazed casement window to front elevation, two wall light points, fitted dressing table, range of built-in wardrobes and hanging rail.

From the landing, painted timber door to:

Bedroom two
With wide double glazed casement window overlooking the front of the property, range of built-in cupboards and vanity unit.
From the landing, painted timber door to:

Shower room
With a deep walk-in shower with fixed and folding glazed shower panel and chrome fittings with separate handset shower attachment, built-in wash hand basin with chrome mixer tap with built-in cupboards below and raised WC with built-in cistern, chrome heated towel rail and opaque double-glazed casement window to rear elevation.

From the landing, painted timber door to:

Bedroom three
With wide double-glazed casement window to the rear of the property.

Outside
Number 10 Springvale is approached via a driveway leading to a gravel parking area to the front of the house and in turn to the front door. The driveway continues down the side of the house and in turn leads to a substantial detached garage of rendered elevations under a pitched plain concrete tiled roof with single up and over door and separate part glazed door to the side and a wide double-glazed casement overlooking the rear garden.

Set to the rear of the house is the principal garden laid mainly to lawn with a paved terrace seating area leading to the rear of the house and again to the rear of the garage with raised beds to one corner.

SECTION 157
10 Springvale 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.

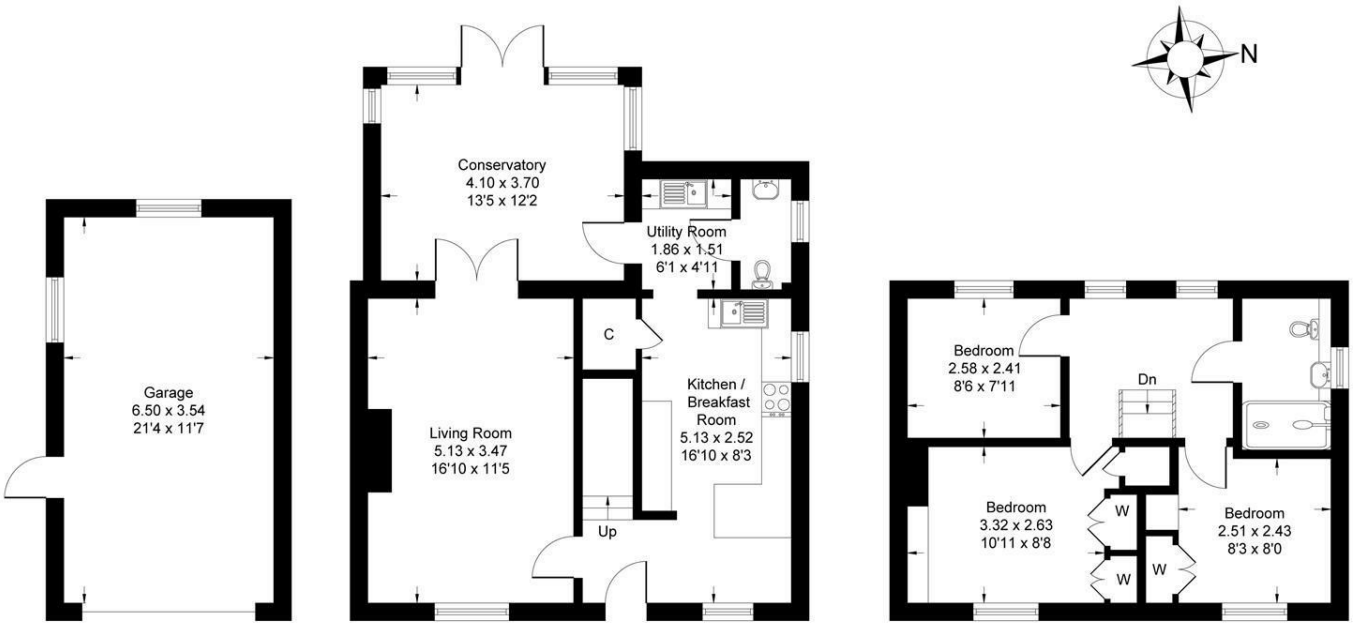
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band C. Rate Payable for 2026/ 2027: £2140.31

DIRECTIONS
From the Bourton office of Tayler & Fletcher follow the road towards the village centre taking the first left turn into Moore Road. At the top of Moore Road at the T junction turn left into Station Road, continue towards the traffic lights and just before turn right sign posted Melville & Springvale. Upon entering the housing estate, take the first left and No.10 will be found on the left hand side.

Floor Plan

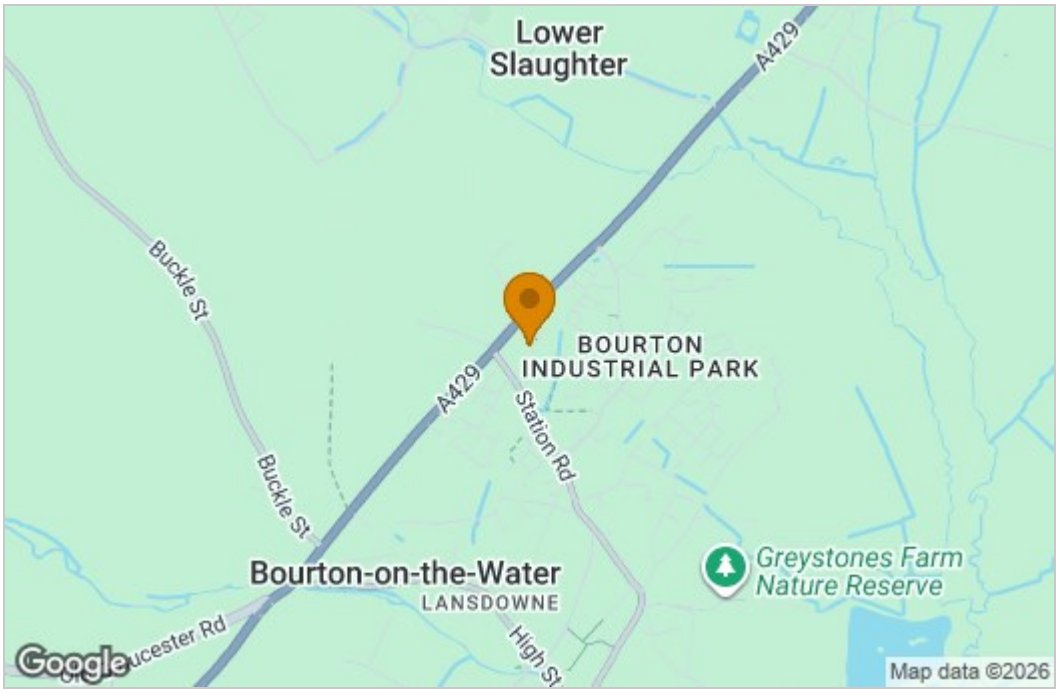
Approximate Gross Internal Area = 93.73 sq m / 1009 sq ft
Garage = 23.01 sq m / 248 sq ft
Total = 116.74 sq m / 1257 sq ft



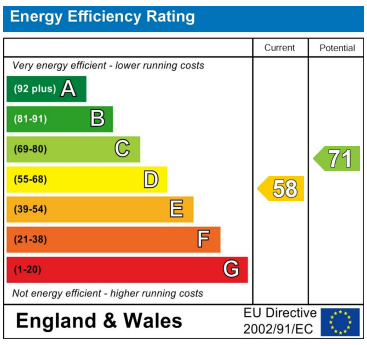
Garage **Ground Floor** **First Floor**

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



Energy Efficiency Graph



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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