

established 200 years

Tayler & Fletcher



1 Slaughter Pike
Lower Slaughter, Cheltenham, GL54 2FD
Guide Price £320,000



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A beautifully presented semi-detached traditional Cotswold style property with off-road parking and garden. NO ONWARD CHAIN.

LOCATION

1 Slaughter Pike is situated within a small cul de sac between Lower Slaughter and Bourton-on-the-Water adjacent to farmland. Basic daily supplies are available from the Lower Slaughter garage while a more comprehensive range of facilities may be found in nearby Bourton and Stow-on-the-Wold including supermarkets, doctors, shops, restaurants and pubs. There is also excellent primary and secondary schooling with the Cotswold School at Bourton. The picturesque Cotswolds provide excellent outdoor leisure pursuits while the cultural centres of Oxford, Cheltenham and Stratford are all within easy travelling distance.

DESCRIPTION

1 Slaughter Pike is a beautifully presented semi detached reconstituted stone cottage in the traditional Cotswold style with well planned accommodation arranged over two floors comprising; downstairs cloakroom, sitting room with fireplace and a lovely family kitchen/dining room to the rear with comprehensively fitted kitchen. On the first floor there are two bedrooms and a family bathroom. The property also has the benefit of an allocated parking space, single car port and a private rear garden.

Approach

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

Central Hall

With timber style tiled floor, opaque double glazed door leading out to the rear courtyard and garden with double glazed casement to side. Stairs rising to first floor, recessed study area and painted timber door to:

Cloakroom

With tiled floor, low level WC, wash hand basin with chrome mixer tap, tiled splash back and built in cupboard below. Narrow opaque double glazed casement to front elevation.

From the hall, painted timber door through to:

Sitting Room

With wide double glazed casement window to front elevation, ornate marble style fireplace fitted with an electric coal effect fire, coved ceiling.

From the hall, painted timber door to:

Kitchen/Dining Room

With tiled floor and double glazed casement windows overlooking the rear garden. Bespoke fitted kitchen with one and a half bowl sink unit with mixer tap set in a timber style worktop with tiled splash back. Comprehensive range of below work surface cupboards and drawers with space and plumbing for washing machine. Four ring halogen hob with built in Neff oven/grill below, three quarter height unit to one side with built in refrigerator and freezer and with range of eye level cupboards over. Extractor over hob with further eye level





cupboards. Built in corner housemaids cupboard. Recessed ceiling spotlighting. From the hall, stairs with timber handrail and balustrade rise to the:

First Floor Landing

With double glazed casement to the rear elevation, access to roof space, painted timber door to airing cupboard with pine slatted shelving and wall mounted Worcester gas fired central heating boiler.

From the landing, painted timber door to:

Bedroom One

With double glazed casement window to front elevation and a pair of doors to built in cupboards with hanging rail and shelving over.

From the landing, painted timber door to:

Bedroom Two

With double glazed casement window overlooking the rear garden. Pair of timber doors to built in wardrobe with hanging rail and shelving.

From the landing, painted timber door to:

Bathroom

With matching suite comprising paneled bath with separate wall mounted chrome shower with glazed shower screen, low level WC, wash hand basin with chrome mixer tap and built in cupboards below. Part tiled walls, shaver point and conservation roof light over window.

Outside

1 Slaughter Pike is approached from the cul-de-sac via a path with stone wall to one side leading in turn to the front door. Set to the rear of the house is a private garden laid mainly to lawn with a gravelled path leading up through the garden and in turn leading out to the cul-de-sac to the separate single parking space with adjoining single car port

which belong to 1 Slaughter Pike. The garden is bordered by close board fencing.

Set to the front of the house is a small area of lawn with a seating area and herbaceous border. Set to the side of the house is a lean to garden store/workshop with power and light.

SERVICES

Mains Gas, Electricity, and Water are connected. Private Shared Drainage. 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 2023/ 2024: £1,788.57

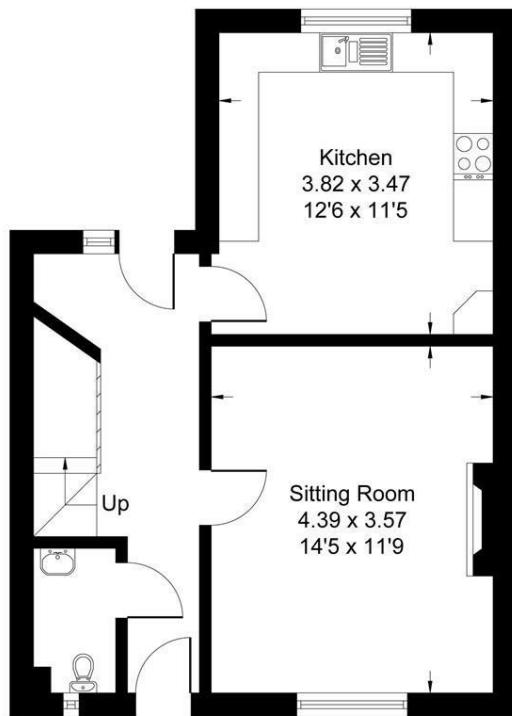
DIRECTIONS

From the Bourton office of Tayler & Fletcher head out of the village to the Fosse Way. Turn right on to the Fosse Way heading towards Stow-on-the-Wold. Shortly after the Lower Slaughter turning and immediately opposite the garage turn right in to Slaughter Pike where No. 1 will be found set back on the right hand side.

What3Words: deeds.losing.legwork

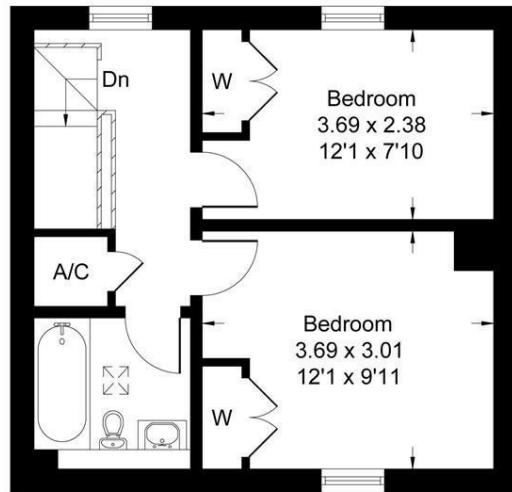
Floor Plan

Approximate Gross Internal Area = 74.43 sq m / 801 sq ft



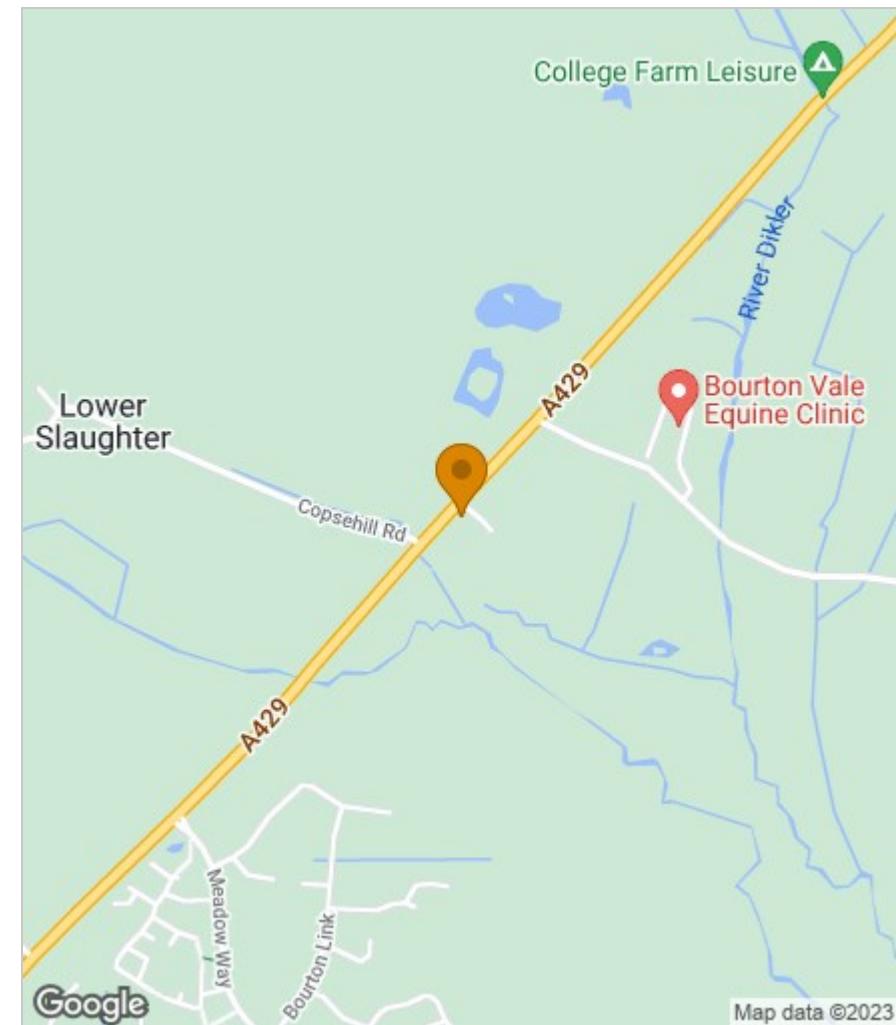
Ground Floor

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.



First Floor

Area Map



Map data ©2023

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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			