established 200 years

Tayler & Fletcher

47 Rye Close

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

Guide Price £325,000

3 1 2 D

47 Rye Close

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

NO ONWARD CHAIN. A three bedroom end of terrace house occupying a popular and mature residential location towards the edge of the village, with parking, south facing garden and scope for further extension.

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. 47 Rye Close comprises a substantial end of terrace house of brick elevations under a plain concrete tiled roof with simple extension to the rear. The accommodation is arranged over two floors, comprising an open plan kitchen/dining room, siting room and garden room on the ground floor with three bedrooms and a shower room on the first floo.r The property has off street parking to the front and a good sized garden to the rear and enjoys a good southerly aspect. The property offers scope for further improving and updating.

Approach

Opaque part double glazed covered entrance to:

Entrance Hall

With stairs rising to first floor.
Opaque glazed panelled door to:

Sitting Room

With wide double glazed casement window to front elevation. Fitted gas fire (unchecked). Coved ceiling.
Painted door to:

Kitchen/Dining Room

With fitted kitchen comprising worktop with stainless steel sink unit, comprehensive range of below work surface cupboards and drawers, space and gas point for cooker. Space and plumbing for washing machine, three quarter height unit to one side with built-in refrigerator and freezer, range of eye-level cupboards and extractor over hob. Double glazed casement through to the garden room. Opaque double glazed casement window to side elevation and door to built-in larder cupboard. Separate sliding door to cloaks cupbaord with hanging rail, shelving and wall mounted Worcester gas-fired central heating boiler.
From the dining area, opaque glazed painted timber door leads through to the:

Garden Room

With brick dwarf walls and double glazed casements over under a part pitched translucent roof. With double glazed sliding doors to the rear garden.
Separate door to:

Cloakroom

With low level WC (Saniflow) and wall mounted wash hand basin.
From the entrance hall, stairs with handrail rise to the:

First Floor Landing
With ornate balustrade, access to roof space and double glazed casement to side elevation.
Painted door to:

Bedroom One
With wide double glazed casement window overlooking the rear garden and out to the lake beyond. Built-in wardrobes with sliding doors and further built-in cupboard with double doors and pine slatted shelving.
From the landing, painted door to:

Shower Room
With deep walk-in shower with glazed panel and chrome fittings, wall mounted wash hand basin and low level WC with timber seat. Wide double glazed casement window overlooking the rear garden.
From the landing, painted door to:

Bedroom Two
With double glazed window to the front elevation.
From the landing, painted door to:

Bedroom Three
With pine floor and double glazed casement to front elevation.

OUTSIDE
47 Rye Close is approached from Rye Close via a tarmacadum driveway with graveled additional parking and herbaceous border to the front. Access leads down the side of the property to the front door and in turn to the rear garden. A pathway runs down one side and the garden is laid partly to lawn and partly to productive vegetable garden. With detached shed and greenhouse to the far end.

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

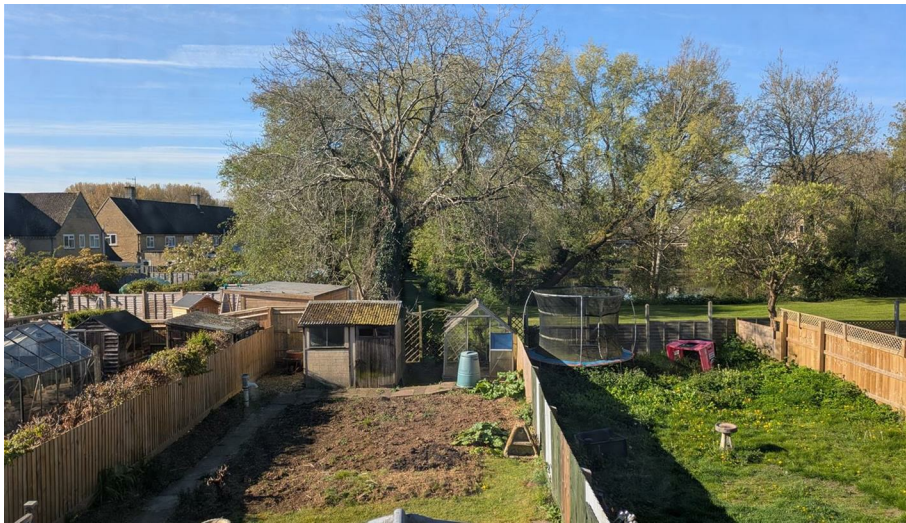
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band C. Rate Payable for 2026/ 2027: £2,140.31.

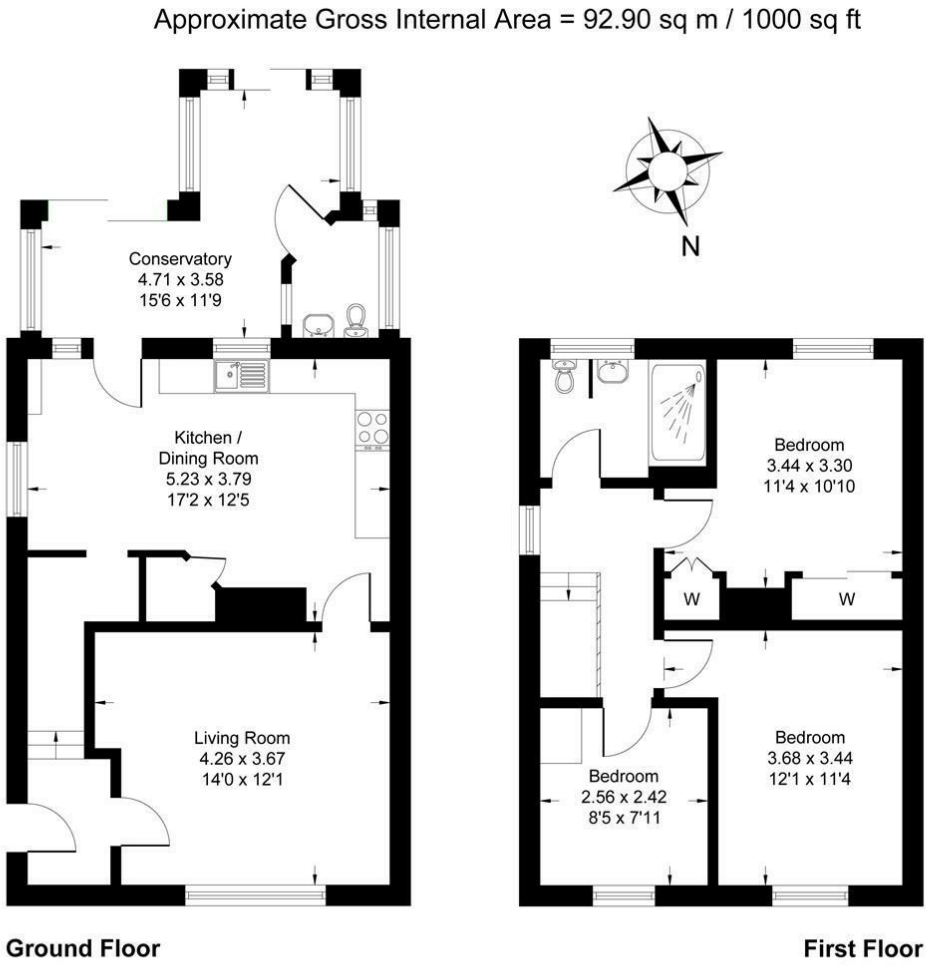
SECTION 157
47 Rye Close was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived and worked within Gloucestershire or The Cotswolds Area of Outstanding Natural 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.

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 take the first left to continue in to Rye Close. No.47 will be found after a short distance on the left hand side.

What 3 Words location: rating.irritable.backward

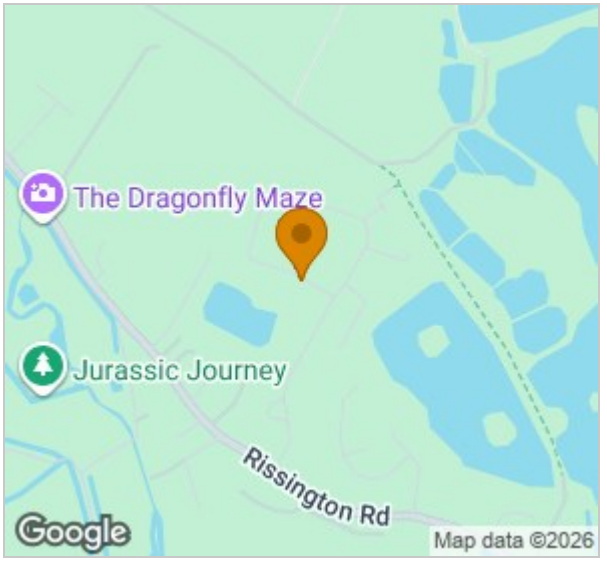


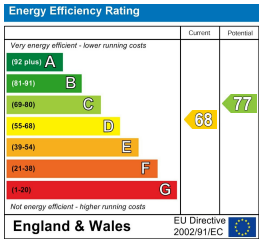
Floor Plan



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.

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