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# Taylor & Fletcher



Fairways, Rissington Road  
Bourton-On-The-Water, Cheltenham, GL54 2DT  
Guide Price £725,000



## Fairways, Rissington Road

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

*A well presented 4 bed detached house with a good sized garden and offering further potential, set in a convenient location a short distance from the centre of the village.*

### LOCATION

Fairways is situated in a mature residential area, a short level walk from the village centre and Budgens supermarket. 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 area's 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

Fairways comprises a recently updated detached house occupying a prominent position close to the village centre, just off the Rissington Road with a large garden to front and rear and accommodation arranged over two floors with an interconnecting sitting and dining room, separate kitchen/breakfast room with Aga and ground floor bedroom 4/study and utility room on the ground floor and master bedroom with en suite shower room and two further bedrooms on the first floor. The property offers further potential for extension and/or alteration if desired and subject to any necessary consents.

### Approach

Front door with opaque glazed inserts and matching panel to side to:

### Lobby

With tiled floor, matwell and opaque glazed panelled door to:

### Hall

With parquet timber floor, stairs rising to first floor with built-in storage cupboards under and doors to:

### Sitting Room

With continuation of the parquet floor, wide bi-fold doors overlooking the terrace to the rear, coved ceiling and wide double glazed casement window to front elevation, interconnecting archway through to the:

### Former Dining Area (currently additional seating)

With deep bay window with double glazed casements overlooking the front garden, coved ceiling and separate door back to the hall.

From the hall, painted timber door to:

### Wet Room

With walk-in shower with glazed sliding door and chrome fittings, recessed ceiling spotlight over, low-level WC and wall mounted wash hand basin, floor to ceiling radiator.

From the hall, door to:

### AGA Kitchen/breakfast room

With tiled floor, five oven electric Aga with induction side module, fitted kitchen with stainless steel sink unit set in a worktop with tiled splashback, comprehensive range of below work surface cupboards and drawers and built-in Bosch dishwasher, range of eye-level cupboards and recessed ceiling spotlighting, double aspect with wide double glazed casement windows to front and rear elevations.

From the Kitchen/breakfast room, door to:

### Side Hall

With Karndean floor with opaque double glazed casement to front elevation and space for fridge/freezer, separate door through to the:

### Rear Hall/ Utility

With Belfast sink and space and plumbing for washing machine and drier, separate stable door with opaque double glazed windows over, to the rear of the property, separate double glazed casement window overlooking the rear





garden and wall mounted Worcester gas-fired central heating boiler, tiled floor.

From the hall, door to:

#### Study/ Ground Floor Bedroom 4

With double glazed casement windows to front and side elevations and bi-fold doors overlooking the rear of the property, wide radiator to the front elevation, Karndean floor and access to roof space.

From the hall, stairs with quarter landings and double glazed casements to the front and side elevations, lead to the:

#### First Floor Landing

With double glazed casement to the front of the property, recently recarpeted throughout including all three bedrooms. Door to cupboard with pine slatted shelving and door to:

#### Master Bedroom 1

With double glazed casement windows to front, side and rear elevations and timber door to:

#### En Suite Shower Room

With tiled floor and walls, low-level WC with built in cistern, wall mounted wash hand basin with chrome mixer tap and mirror fronted cabinet over, recessed shower with glazed door and chrome fittings.



From the landing, door to:

#### Bedroom 2

With double glazed casement window overlooking the rear garden and access to roof space.

From the landing, door to:

#### Bedroom 3

With double glazed casement windows to front and rear elevations.



From the front landing, painted timber door to:

#### Bathroom

With a matching suite of panelled bath with chrome mixer tap with handset shower attachment, folding glazed shower panel, pedestal wash hand basin, high-level WC, new radiator, part-tiled walls and opaque double glazed casements to front and side elevations.

#### OUTSIDE

Fairways is approached from the Rissington Road via a pair of wrought iron gates with stone pillars and Cotswold stone wall to the front and in turn leading to a recently re-pavioired front parking apron across the front of the property. There is access to the rear of the property with a large landscaped garden with pavioired patios to the rear of the principal reception rooms and a central path leading through to a walled vegetable garden with raised beds and a DETACHED WORKSHOP/GARDEN STORE to one end. Set to the side of the garden is a substantial DETACHED SUMMERHOUSE with glazed panelled elevations and French doors and a timber floor. The principal garden is laid to lawn and there is a combination of stone and close board timber fencing to the side and rear boundaries.

#### SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating. Pressurised hot water cylinder in roof space.

#### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

#### COUNCIL TAX

Council Tax band F. Rate Payable for 2026/ 2027: £3477.99

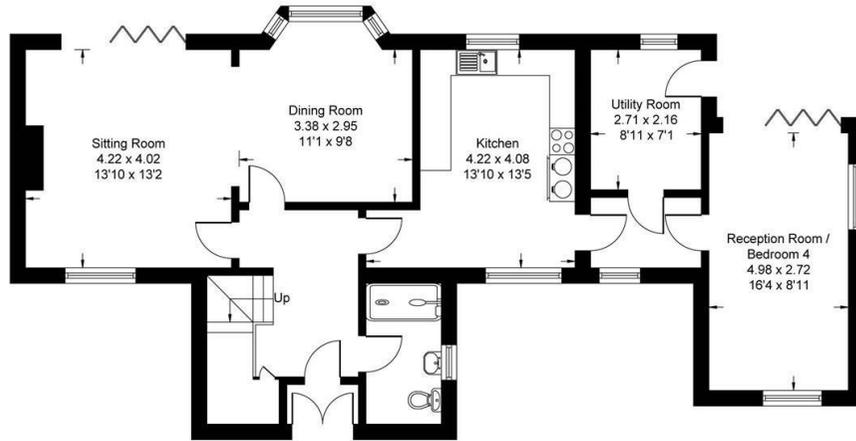
#### DIRECTIONS

From the Bourton Office of Tayler & Fletcher proceed down the High Street through the Green and village centre. At the junction with Station Road, bear right on to the Rissington Road, passing Birdland and Marshmouth Lane and Fairways will be found shortly on the right hand side.

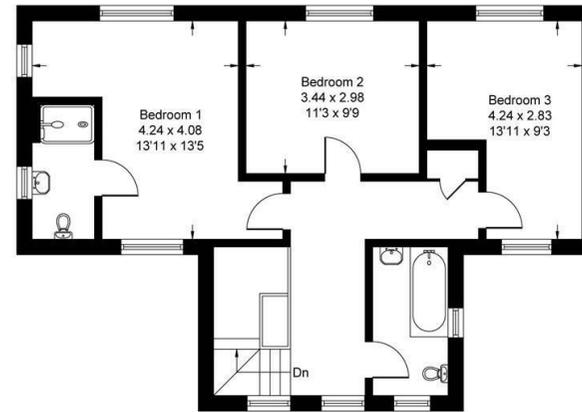
What3Words: [shape.crossword.reminds](https://www.what3words.com/shape.crossword.reminds)

## Floor Plan

Approximate Gross Internal Area = 143.30 sq m / 1542 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 firm's 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	84
England & Wales		EU Directive 2002/91/EC	