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# Tayler & Fletcher



**Dun-Romin**

Clapton-On-The-Hill, Cheltenham, GL54 2LG

**Guide Price £597,500**







## Dun-Romin

Clapton-On-The-Hill, Cheltenham, GL54 2LG

*A beautifully presented and recently extended Cotswold stone cottage occupying a central position in a peaceful no-through village with driveway parking and a level private garden.*

### LOCATION

The property is situated near St James church in the small Cotswold village of Clapton-on-the-Hill, overlooking the Windrush Valley. Local facilities may be found in nearby Bourton-on-the-Water (3 miles) which provides a good range of shops suitable for everyday requirements together with the popular Cotswold Secondary School which has an affiliated sports centre. The regional commercial centre of Cheltenham (19 miles) has a comprehensive range of shops and services. There are mainline rail services to London (Paddington) from Kingham Station (9.5 miles). The surrounding rolling Cotswolds provide for a wide range of rural leisure pursuits.

### DESCRIPTION

Dun Romin comprises a beautifully appointed and recently extended end of terraced cottage occupying a peaceful position in the heart of the village of Clapton-on-the-Hill. The property has been significantly extended and improved by the current owners including re-pointing in lime mortar, new double glazed casement windows and a substantial stone and slate extension to the rear providing a wonderful open-plan kitchen and dining room to the rear of the house. The original cottage retains many character features and provides accommodation arranged over three floors with a utility/shower room, a well proportioned sitting room with wide stone fireplace fitted with a wood burning stove, the vaulted kitchen/dining room and a third bedroom on the ground floor. On the first floor is the principal bedroom, a wide study/landing and fitted bathroom, on the second floor is a large bedroom open to the eaves. The property has a lovely private garden to the rear and enjoys a fine tranquil setting adjacent to the village Church.

### Approach

Via solid painted timber door with opaque glazed insert to:

### Entrance Hall

With tiled floor and solid timber door to:

### Sitting Room

With wide open fireplace with stone surround and hearth with substantial timber bressumer over and fitted with a

wood burning stove, recess to either side, three wall light points and wide double glazed casement window to front elevation with painted timber window seat, beamed ceiling.

From the sitting room, solid timber door to:

### Central Hall

With stairs rising to the first floor and separate solid timber door to:

### Bedroom 3/ Study

With double glazed casement window to front elevation and below stairs storage cupboard. Built-in cupboard to one side housing the electricity meter and fuse box. Beamed ceiling.

From the central hall, a solid timber door leads to the:

### Utility/ Ground Floor Shower Room

With timber floor and walk-in shower with glazed door and matching side panel, tiled walls and wall mounted shower, low-level WC with built-in cistern, wall mounted wash hand basin with chrome mixer tap, tiled splashback. Oak worktop with built-in washing machine and dryer and three quarter height storage unit to one side, tiled splashback, heated towel rail, vaulted ceiling with conservation rooflight over and painted timber beam.

From the central hall, solid timber door through to the:

### Kitchen/ Dining Room

Comprising solid timber floor throughout with vaulted ceiling with rooflights over and wide double glazed casements overlooking the rear garden and bi-fold doors leading out to the rear terrace and garden with kitchen area comprising, a bespoke fitted kitchen with marbled worktop with Villeroy & Boch sink with chrome mixer tap, matching upstands, space and electric point for Range cooker, range of built-in cupboards and drawers with built-in Neff dishwasher, retracting corner unit, wine storage. Central island unit with built-in drawers and cupboard with breakfast bar to one end and dining area with adjoining



bi-fold doors, casement window to side elevation. Pedestrian door with double glazed insert and a pair of solid timber doors lead to a built-in cloaks cupboard. Part-exposed stone walls, beamed ceiling.

From the central hall, stairs rise to the:

### First Floor Study/ Landing

With painted timber balustrade, double glazed casement window overlooking the rear of the property, solid timber door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving.

From the landing, solid timber door to:

### Bedroom 1

With wide double glazed casement windows to the front elevation, painted timber window seat, further recess, exposed beam and solid timber door to:

### Walk-in Wardrobe

With hanging rails and shelving.

From the landing, solid timber door to:

### Family Bathroom

With a matching suite comprising panelled bath with tiled surround, mixer tap and handset shower attachment, chrome heated towel rail, low-level WC with built-in cistern, wash hand basin with chrome mixer tap and built-in cupboards below, part-tiled walls and opaque double glazed casement to front elevation.

From the landing, painted timber door and stairs rise to the:

### Second Floor Bedroom (into eaves)

With exposed timber "A" frame and purlins with a double glazed casement window to front elevation.

### OUTSIDE

Dun Romin is approached from the street via a path with Cotswold stone walls surrounding the front garden with paved terrace to the front and in turn leading to the front door with a pitched stone slate canopy over. Set to the side of the property is a gravelled driveway with high Cotswold stone wall to side and dwarf Cotswold stone wall with raised bed with clipped shrubs and tree and in turn leading to a door to the side of the house. The pathway continues beyond the house leading to the rear garden with the gravelled terrace immediately to the rear of the house, which may also be accessed from the bi-fold doors from the kitchen/dining room, with the principal garden laid mainly to lawn with clipped evergreen hedging surrounding and a substantial DETACHED STORAGE SHED to one side. The garden enjoys a lovely aspect over the adjoining Parish Church of St James.

### SERVICES

Mains Electricity, Water and Drainage are connected. Electric heating.

### 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 D. Rate Payable for 2024/ 2025: £2,068.11

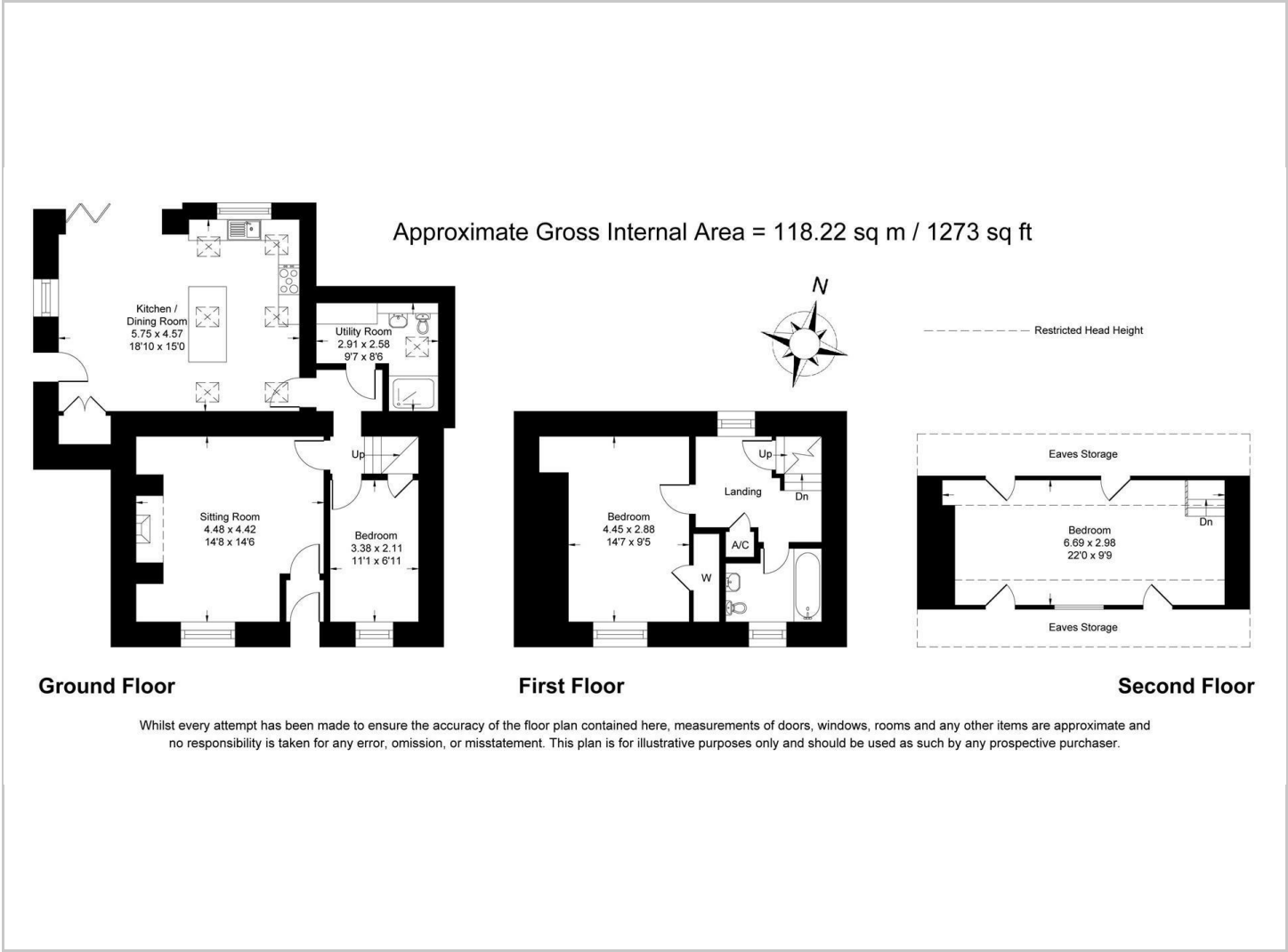
### DIRECTIONS

From Bourton-on-the-Water, take the bridge by the motor museum and proceed up Sherborne Street, heading towards Clapton-on-the-Hill. Follow the road and take the left hand turn signposted Clapton-on-the-Hill, proceed into the village through the bends and just past the Church. Dun Romin will be found se. tback on the left-hand side.

What3Words: spirit.gullible.sofa



Floor Plan



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.

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