established 200 years

Tayler & Fletcher

66 Melville Estate, Bourton on the Water, GL54 2EU

Guide Price £265,000

NO ONWARD CHAIN. A recently updated terraced house with 3 bedrooms, bathroom. open plan kitchen and dining room, sitting room, parking and a good sized private garden a short walk from all the village amenities.

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

The property comprises a well presented mid-terraced house of mellow brick elevations under a plain concrete tiled roof, with accommodation arranged over two floors comprising a lobby, sitting room with bay window to the front and interconnecting to the fitted kitchen with dining area and a good aspect out over the garden. On the first floor there are two good sized double bedrooms, a third single bedroom and a bathroom. There is parking to the front and to the rear there is a good sized level garden with separate pedestrian access to the rear.
The property is offered for sale with No Onward Chain.

Approach

Opaque glazed uPVC front door with matching glazed panel and outside light to side. Through to:

Entrance Hall

With recessed ceiling spotlighting. Glazed door through to the:

Sitting Room

With deep bay window with wide double glazed casement to front elevation. Two wall light points. Fireplace fitted with an electric fire. Stairs rising to the first floor with recess below, Painted timber door through to the:

Kitchen/Dining Room

With fitted kitchen comprising one and a half bowl stainless steel sink unit with chrome mixer tap set in a worktop with four ring electric hob with brushed stainless steel splash back. Range of below work surface cupboards and drawers, space for dishwasher and built-in Hotpoint oven/grill. Two further matching worktops with space for fridge and freezer with built-in cupboards and drawers and further eye level cupboards. Wall mounted Worcester gas-fired central heating boiler. Further floor to ceiling built-in housemaids cupboard with shelving. Recessed ceiling spotlighting, wide double glazed casement window overlooking the garden and separate uPVC double glazed door.
From the sitting room, stairs with painted timber handrail and balustrade rise to the:

First Floor Landing

With access to roof space. Painted timber door to:

Bedroom One

With wide double glazed casement window overlooking the rear garden. Two pairs of built-in wardrobes with painted timber doors and hanging rails.
From the landing, painted timber door to:

Bedroom Two

With double glazed casement window overlooking the front of the property. Built-in wardrobes with hanging rails.
From the landing, painted timber door to:

Bedroom Three

With double glazed casement window to front elevation.
From the landing, painted timber door to:

Bathroom

With opaque double glazed casement window to rear elevation and matching suite comprising panelled bath with chrome mixer tap, glazed folding shower screen and wall mounted Mira shower. Low level WC and pedestal wash hand basin with chrome taps and tiled splash back. Recessed ceiling spotlighting.

OUTSIDE

66 Melville Estate is approached from the highway via a tarmacadum driveway with gravelled bed to one side and a path to the other leading up to the front door. Set to the rear of the property is a south facing private garden with deep paved terrace to the rear with the remainder of the garden laid mainly to lawn. There is a further paved terrace with seating area and a detached shed to the side. With separate pedestrian access to the rear.

SECTION 157

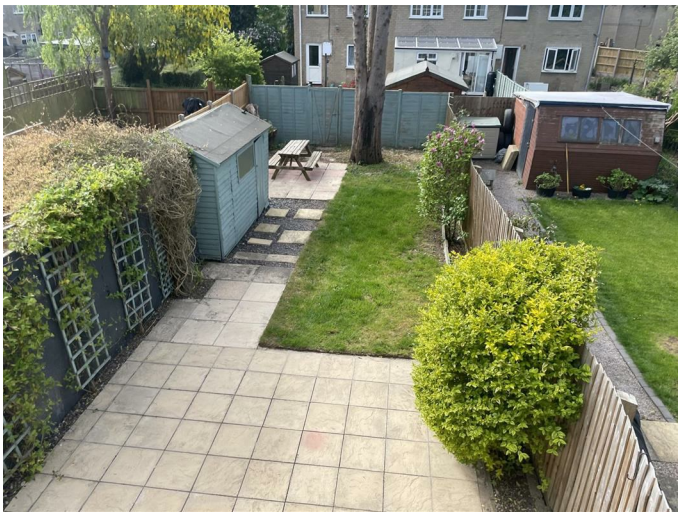
66 Melville Estate was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived and worked within Gloucestershire or The Cotswolds Area of Outstanding Natural Beauty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

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.



SERVICES

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

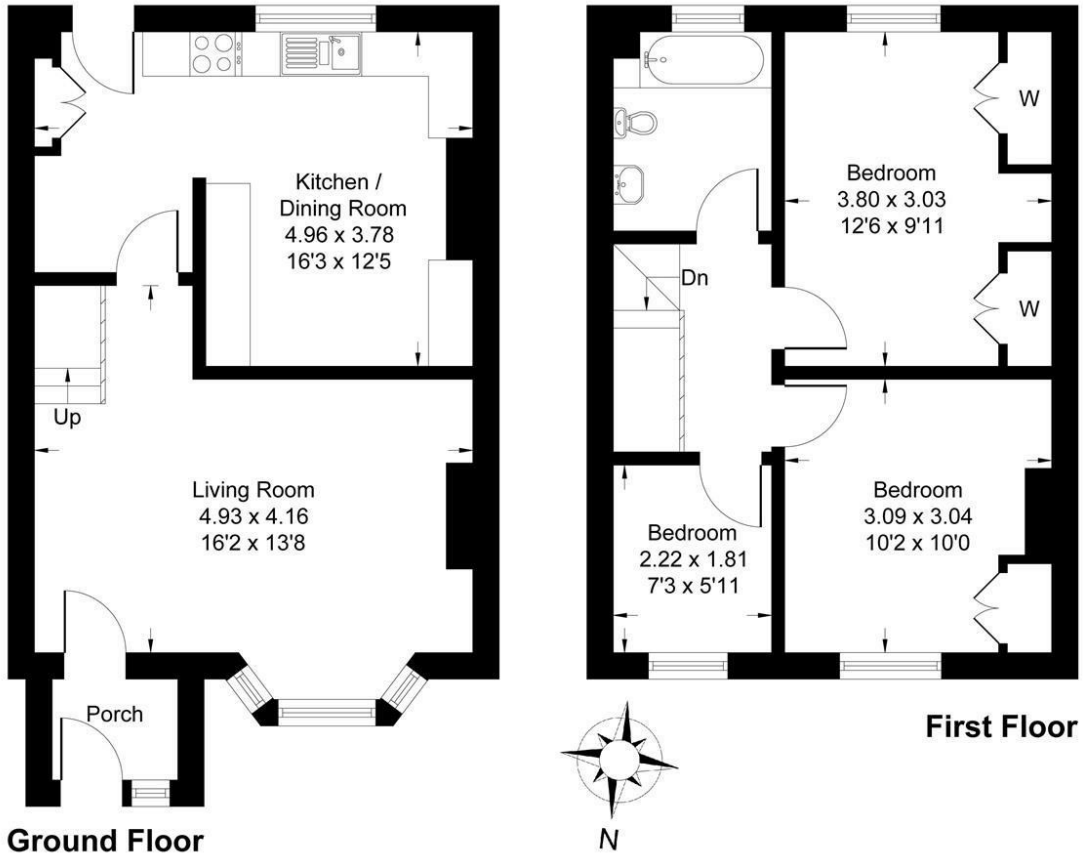
DIRECTIONS

From the Bourton office of Tayler & Fletcher, proceed along the High Street towards the centre. Before reaching the village green, turn left along Moore Road. Proceed to the end of Moore Road and turn left onto Station Road. Continue along Station Road, taking the third right into Springvale and Melville. Follow the road in to Melville Estate and no.66 can be found after a short distance on the right hand side.

What3Words: candidate.remarked.gossiping

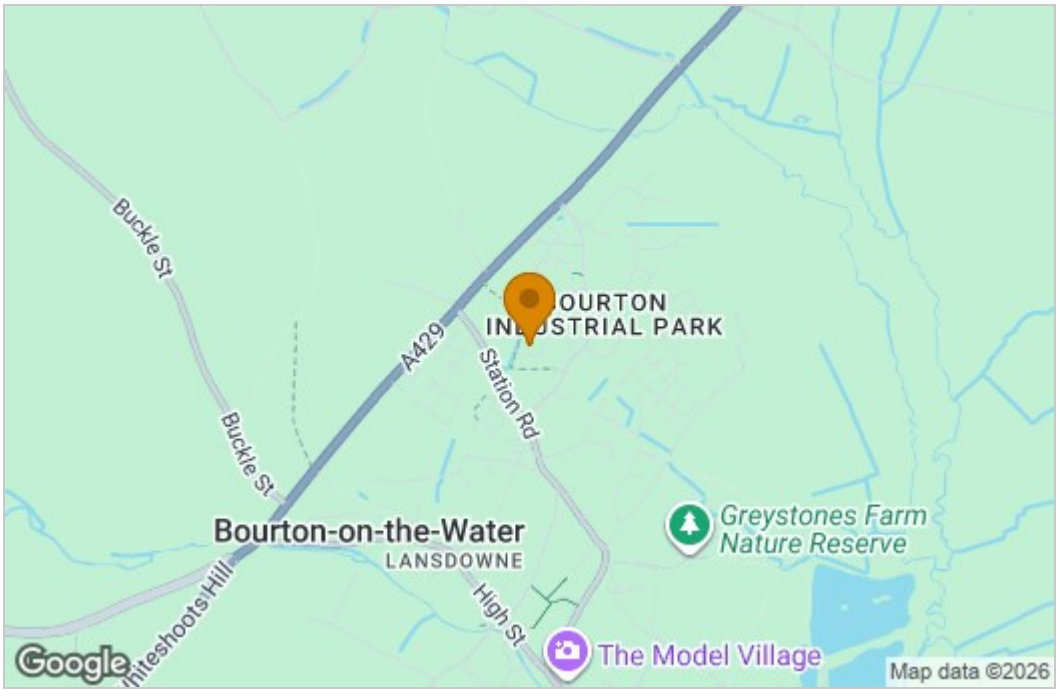
Floor Plan

Approximate Gross Internal Area = 72.53 sq m / 781 sq ft

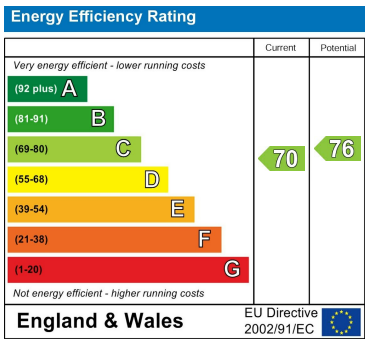


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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