



**HOLMANS**  
ESTATE AGENTS

### Property Description

Positioned on a spacious corner plot with two individual well screened southerly and westerly facing garden areas to the side and rear, this detached single storey two bedroom true bungalow residence is perfect for those looking for a retirement retreat on a level position only a few hundred yards from the centre of one of the most picturesque villages in the Cotswolds.

The property is warmed with upvc double glazed windows and doors, gas fired central heating from a combination boiler and the rear sitting room has a homely woodburning stove for those winter evenings.

The property has a fitted kitchen, a five piece bathroom suite and built in wardrobes to both bedrooms.

The gardens are a real delight, both triangular in shape and well screened on all sides with the rear garden having a patio area for alfresco dining. The graveled front garden has off street parking for several vehicles and would accommodate a boat or caravan.

Bourton on the Water is bisected by the river Windrush and is probably one of the most photographed villages in the North Cotswolds. The town has a range of fishing lakes and the beautiful High Street with many shops, pubs, restaurants and a supermarket. There are attractive walks to be enjoyed in the surrounding countryside particularly between Bourton on the Water, through Lansdowne to the village of Lower Slaughter, all on a level location.

### Accommodation Comprises

#### Entrance Hall

(9' 01" x 8' 06" ) or (2.77m x 2.59m)  
Hardwood panelled front door. Double radiator. Access to loft space. Fitted smoke alarm.

#### Rear Living Room

(17' 11" x 11' 05") or (5.46m x 3.48m)  
Double radiator. Particularly attractive picture window and small paned French doors leading on to southerly facing well screened rear garden. Wiking cast iron wood burning stove set on to slate hearth into the original chimney breast. Three wall mounted light points. Cornice moulded ceiling.

#### Side Bedroom 2

(12' 0" x 8' 04") or (3.66m x 2.54m)  
Double radiator. Dual aspected room with northerly and easterly aspected windows. Built in shelved cupboard and double built in double wardrobe. Screened outlook over front garden. Cornice moulded ceiling.

#### Front Bedroom 1

(12' 01" x 9' 00" ) or (3.68m x 2.74m)  
Double radiator. Well screened outlook over front garden. Double built in wardrobe. Two high level cupboards.

#### Bathroom/Shower room/WC

Five piece suite in white with pedestal wash hand basin, low flush wc, bidet, a fully tiled shower cubicle with wall mounted shower and glazed door and panelled bath with hand held shower attachment and tiled surround. Inset spotlights to the ceiling. Shaving mirror. Striplight and shaver point. Ceramic tile floor.

#### Breakfast Kitchen

(11' 09" x 11' 05" ) or (3.58m x 3.48m)

Fitted on two sides with granite style laminate work tops with inset 1 1/2 stainless steel sink unit with single drainer and mixer tap. Space for fridge, space and plumbing for automatic washer. Split level stainless steel gas hob and split level Neff stainless steel oven and grill to one side. Canopied cooker hood over hob. Six wall mounted cupboards. Dual aspected room with outlook over rear and side gardens and glazed door leading on to westerly aspected garden. Single radiator. Inset spotlights to the ceiling. Built in boiler cupboard with combination boiler for instantaneous hot water and gas fired central heating. Space for freezer.

#### Outside

##### Side Garden

Westerly aspect taking full advantage of the afternoon sun. Triangular in shape, interwoven fencing surround and substantial privet hedge. Timber shed. Three separate lawned areas with dividing pathways. Outside water tap and gated access leading to front driveway.

##### Rear Garden

Also triangular in shape with a maximum of around 40ft deep with apple tree, interwoven fencing surround, lawned area and a particularly well screened southerly aspect taking full advantage of the sun for most of the day. Patio area for alfresco dining.

##### Front Garden

Graveled area well screened with privet and conifer hedgerows and climbing ivy to one side. Off street parking for 3/4 vehicles.

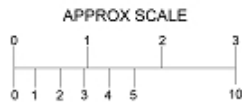
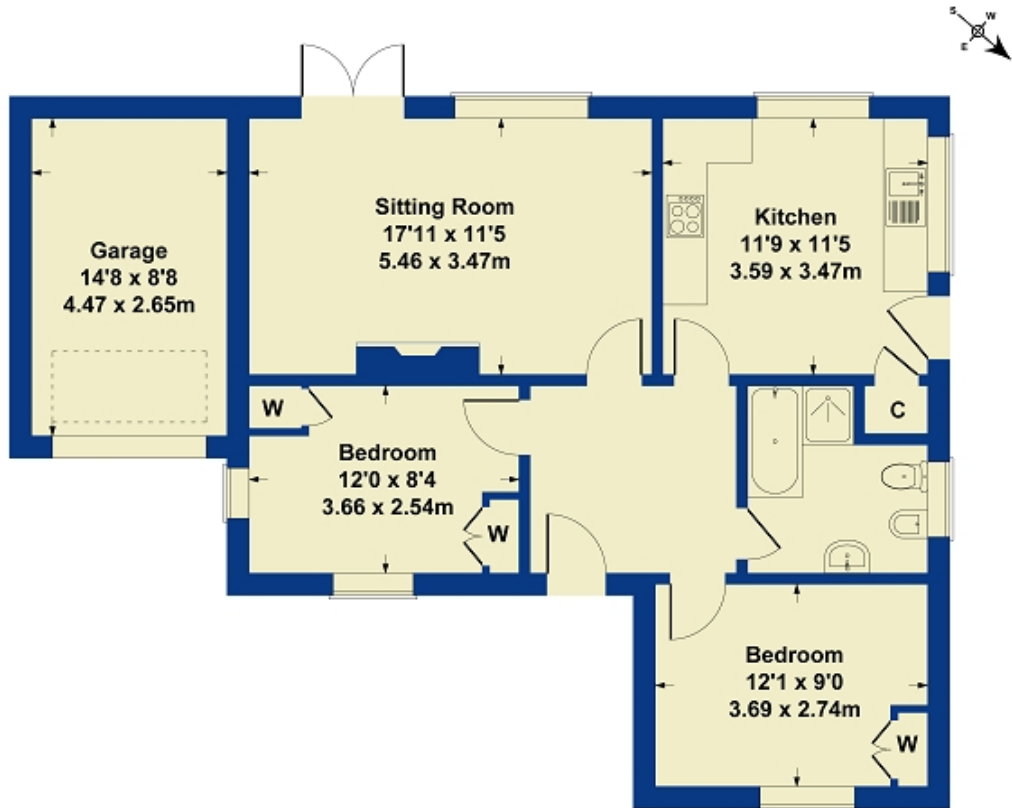
#### Garage

(14' 08" x 8' 08" ) or (4.47m x 2.64m)



# 26 Springfield, Bourton On The Water, GL54 2DF

Approximate Gross Internal Area  
861 sq ft - 80 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



## Directions

From our Moreton in Marsh office proceed south on the A429 for 8 miles, heading through Stow on the Wold continuing toward Bourton on the Water. Ignore the turning to Bourton on the Water Industrial Estate and the second turning at the traffic lights. Take the next left turning signposted Bourton and continue through Lansdowne with the river Windrush on the right hand side. When entering the village continue past the first row of shops then turning immediately right over a bridge over the river into Sherborne Road. Continue towards the countryside and Springfield is the second turning on the left hand side and this property is then immediately on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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