



HOLMANS
ESTATE AGENTS

96 Lamberts Field, Bourton-on-the-Water, Cheltenham, Gloucestershire. GL54 2EH

Guide Price £360,000, Freehold, EPC Rating D.

Property Description

Positioned in a quiet location within this popular residential area on the outskirts of Bourton-on-the-Water, this semi-detached two storey three bedroomed family home has the advantage of an enclosed private rear garden and is strongly recommended for internal inspection.

The property has been slightly extended to the front to create an additional dining area to the spacious through-living room and the rear of the integral garage has been used to form a stylish fitted kitchen, incorporating a good range of units and integrated appliances. There is a spacious conservatory extension to the rear, modern bathroom on the first floor with all the bedrooms having built-in wardrobes. The property is warmed with gas fired central heating and UPVC double glazed windows and doors.

The property has been owned by the same family for over thirty years and has developed into a homely environment for those looking for their next family house.

The rear garden is completely enclosed and screened by a cloak of mature foliage perfect for children and pets.

The property enjoys a crescent-style cul-de-sac location with minimal passing traffic all on a level area within approximately 1/2 mile of one of the most popular high streets in the North Cotswolds, all bisected by the River Windrush.

Bourton-on-the-Water is located mid-way between the famous market towns of Stow-on-the-Wold and Burford and has one of the most renowned secondary schools in the area; Cotswold School and Bourton primary school.

Accommodation comprises:

Entrance Vestibule

With ceramic tiled floor, inset for mat, back to back window to dining room. Access to small loft area. Window seat with 2 cupboards below.

Hallway

With easy staircase rising to first floor with baton balustrade and single radiator, built-in under stair storage cupboard.

Dining area

(10' 11" x 5' 01") or (3.33m x 1.55m)

Dining area with low level seating area. Archway leading to living room.

Living Room

(16' 05" x 12' 04") or (5.00m x 3.76m)

With stone effect fireplace for ornamental purposes with stone flagged hearth. Highlighted dado rail, cornice moulded ceiling, with back to back hatch to kitchen and glazed door and window leading to rear conservatory.

Conservatory

(12' 07" x 10' 07") or (3.84m x 3.23m)

Double glazed on three sides, ceramic tiled floor, double radiator and double doors opening onto garden. With apex roof and fitted roller blinds on two sides.

Kitchen

(14' 0" x 12' 08") or (4.27m x 3.86m)

Fitted on three sides with laminate work tops, Hotpoint ceramic hob with split-level Hotpoint double oven to one side. All limed oak fronted units incorporating a split-level fridge with freezer below, space and plumbing for automatic washer, space for slim line dishwasher. Seven separate base cupboards, two tier larder cupboard, open book shelf area, seven matching wall mounted cupboards one with glazed cabinet display front and separate book shelf. Built-in extractor over hob, tiled surround to work surfaces, inset stainless steel sink unit with single drainer and mixer tap, attractive outlook over rear garden. Part-ceramic tiled floor, stable style UPVC double glazed back door, back to back hatch to living room and single radiator. Low level electric convactor heater.

First Floor Landing Area

With access to main loft with fully boarded loft and aluminium loft ladder, airing cupboard with foam lagged cylinder and immersion heater, built-in shelved storage cupboard

Master Bedroom

(16' 01" x 14' 01") or (4.90m x 4.29m)

Dormer window to the front with single radiator below, two built-in full height double wardrobes with double cupboards above and dressing area between. Built-in over stairs two tier double cupboard units with space for tv and tv point. Four tier shelved unit suitable for storage boxes, built-in dressing area to the front with double cupboard and drawers below

Bathroom

With three piece in white, close coupled low flush WC, wash hand basin set into double cupboard, panelled bath with wall mounted integrated shower, built-in extractor, chrome heated towel rail and radiator, part panelled to dado height, fully tiled surround to bath.

Bedroom 3

(9' 08" x 6' 09") or (2.95m x 2.06m)

With attractive outlook over rear garden, playing fields and mature treescape, single radiator, double built-in wardrobe.

Front Bedroom 2

(12' 07" x 9' 07") or (3.84m x 2.92m)

Double built-in wardrobe with two high level cupboards, two cupboards to one side with open shelves above.

Outside

Front Store Room

(10' 10" x 7' 08") or (3.30m x 2.34m)

Formerly garage with gas fired central heating boiler, power and lighting installed, double timber doors.

Front Garden

Tarmacked area with off-street parking for 2/3 vehicles, small garden plot.

Rear Garden

(60' 00" x 30' 00") or (18.29m x 9.14m)

With patio immediately adjacent to the property, outside water tap, timber cabin and side passage with gated access leading to front garden. Higher level lawned area with larch lap fencing on all sides, elevated garden plot with mature trees and bushes.



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Ground Floor
61.5 sq m / 662 sq ft


First Floor
44.6 sq m / 480 sq ft

Approximate Gross Internal Area = 106.1 sq m / 1142 sq ft
Garage = 8.0 sq m / 86 sq ft
Total = 114.1 sq m / 1228 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1000824)

Directions

Directions from our Moreton-in-Marsh office, turn left and continue approximately eight miles along the Fosseway, through the traffic lights at Stow-on-the-Wold and through Bourton-on-the-Water. Turn left at the traffic lights towards the Motor Museum and Birdland, continuing past the Co-Op supermarket, following the road round to the right and the road then veers to the left becoming Rissington Road (passing the High Street on the right-hand side). After a quarter of a mile turn left into Rye Close and take the second turning on the left into Lamberts Field, this property is then a few hundred yards along on the right-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		84
B		
(69-80)		
C		
(55-68)	62	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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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