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ESTATE AGENTS

20 Beddome Way, Bourton-on-the-Water, Cheltenham, Gloucestershire. GL54 2GZ

Guide Price £410,000, Freehold

### Property Description

Positioned in a quiet residential cul-de-sac away from mainstream traffic close to the centre of this picturesque North Cotswold village bisected by the River Windrush, this detached, two-storey, three bedroomed young family home has an attractive outlook over communal parkland area to the front and has the advantage of a south facing garden to the rear.

Now in need of some modernisation the property does however have the advantage of gas fired central heating, UPVC and timber framed double glazing, an ensuite shower room and dressing area to the master bedroom and a spacious through living room with double French doors opening onto the garden.

The property is set on a private road with two other frontages and has the benefit of direct access on to the attractive enclosed parkland area ideal for picnics in the summer time.

Bourton-on-the-Water is located between the popular market towns of Stow-on-the-Wold and Burford and is arguably one of the most attractive villages in the North Cotswolds and the popular tourist destination. The village has its own primary school and the highly regarded Cotswold Secondary School with good Ofsted rating.

To summarise, this is an excellent opportunity for a young family to refresh and enhance a contemporary style property in a good location in a popular family area.

### Accommodation comprises:

#### Entrance Hall

(14' 04" x 6' 07" ) or (4.37m x 2.01m)

UPVC double glazed front door, telephone point, easy staircase rising to first floor with spindle balustrade, single radiator and built-in understairs storage cupboard.

#### Ground Floor Cloakroom

With two piece suite in white, low flush w.c. and wash hand basin set onto cabinet. Shaving mirror and single radiator.

#### Through Living Room

(18' 00" x 10' 08" ) or (5.49m x 3.25m)

UPVC double glazed patio door with southerly aspect over rear garden, two single radiators and Adams-style timber style surround with composite marble back and living flame electric fire. Telephone point, tv point, separate side window.

#### Front Dining Room

(8' 10" x 9' 01" ) or (2.69m x 2.77m)

With single radiator.

#### Kitchen

(8' 09" x 9' 00" ) or (2.67m x 2.74m)

Fitted on three sides with laminate work tops with inset Asterite sink unit with single drainer and mixer tap, space for automatic washer, slimline Hotpoint dishwasher, split-level Electrolux hob with Electrolux cooker hood above and built-in circatherm oven below. Three base cupboards, five matching wall-mounted cupboards and cupboard front concealing GloWorm Micron gas fired central heating boiler. Double radiator, UPVC double glazed back door.

#### First Floor Landing Area

(11' 04" x 6' 02" ) or (3.45m x 1.88m)

With gallery-style spindle balustrade, built-in over stairs airing cupboard with foam lagged cylinder and immersion heater and single radiator.

#### Rear Bedroom 1

(10' 07" x 17' 09" ) or (3.23m x 5.41m)

Two single radiators, through room with windows to both front and rear. Dressing area with double built-in wardrobe.

#### En Suite Shower Room / WC

With three piece suite in white, low flush w.c., pedestal wash hand basin and fully tiled shower cubicle with Aqualisa thermostatic shower and sliding glazed doors. Double mirrored vanity cupboard and shaver point.

#### Front Bedroom 2

(9' 09" x 9' 06" ) or (2.97m x 2.90m)

With single radiator, attractive outlook over communal area (jointly owned by this and three other properties).

#### Rear Bedroom 3

(9' 05" x 7' 09" ) or (2.87m x 2.36m)

With outlook over rear garden, single radiator.

#### Family Bathroom/W.C.

(33' 3" x 40' 11" ) or (10.14m x 12.47m)

With three piece suite in white, pedestal wash hand basin, low flush w.c., enamel steel bath with hand-held shower attachment. Tiled walls to dado height, shaving mirror, single radiator.

### Outside

#### Rear Garden

Overgrown lawned area with solid wall to one side and fencing on two sides. Outside water tap. Patio area immediately adjacent to the property and tarmac area with secure gated access and off-street parking for two small or one large vehicle.

#### Garage

(17' 03" x 8' 02" ) or (5.26m x 2.49m)

With timber up-and-over door, power and light installed and rear courtesy door.

#### Front Garden

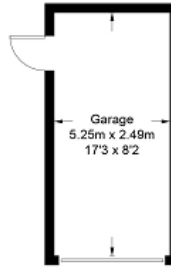
Open-planned lawned area bisected by flagstone path and front driveway with tarmaced area commonly owned by the three frontages and maintained accordingly. There is off-street parking in front of the side gates for one small vehicle. Beyond the driveway there is a communal parkland area of approximately 150 feet by 80 feet which is jointly owned by the 26 houses in Beddome Way and maintained by the Centurian Gate management company at a cost of £80 per annum.



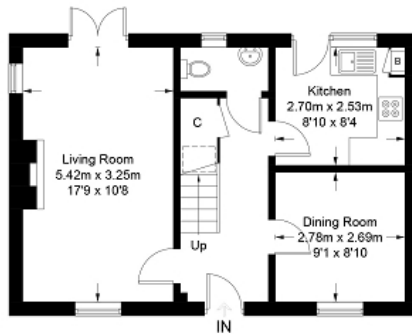




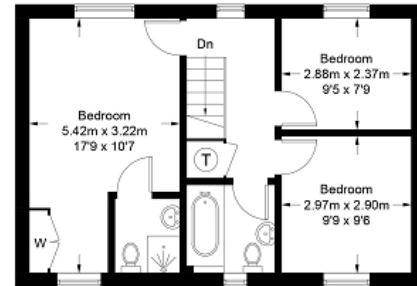
## 20 Beddome Way, Bourton on the Water, GL54 2GZ



(Not Shown In Actual Location / Orientation)



**Ground Floor**  
45.8 sq m / 493 sq ft



**Ground Floor**  
45.4 sq m / 489 sq ft

Approximate Gross Internal Area = 91.2 sq m / 982 sq ft  
Garage = 13.1 sq m / 141 sq ft  
Total = 104.3 sq m / 1123 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1069129)

## Directions

From our Moreton-in-Marsh office, turn left and continue South along the Fosseyway, the A429, for approximately eight miles continuing through the traffic lights at Stow-on-the-Wold and just before the main sign for Bourton-on-the-Water, turn left into Beddome Way signposted the Industrial Estate, past Barnsley Way and then take the next turning on the right which is also Beddome Way. After a few hundred yards turn right, also Beddome Way, and this property is positioned towards the end of the cul-de-sac on the left hand side on a corner plot.

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>	66	
(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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