



BURGHTON HOUSE

8 Coppins Court | Bourton-on-the-Water | Cheltenham | GL54 2JY

HUGHES **HS** SEALEY

Welcome to... BURGHTON HOUSE

Welcome to Burghton House, a wonderful four double bedroom attached family home, located in this executive development of just nine properties, in the highly sought after village of Bourton-on-the-Water.

Offered for sale with no onward chain, the property enjoys a wealth of accommodation across the two floors and furthermore, benefits from driveway parking, a detached double garage with home office over and a south facing, mature and relatively private rear garden that enjoys a back drop over mature trees and shrubs, therefore, it is because of the above, that this property comes with such a high recommendation to view.

Internally the property features a central and welcoming entrance hall that provides access to the two formal reception rooms, the cloakroom and the spacious kitchen/dining room. The living room is located to the rear of the property and enjoys plenty of light from the double aspect windows whilst French doors lead onto the rear terrace. The second reception room is situated at the front of the home and is ideal for either a family room or

playroom.

The spacious kitchen/dining room is a lovely room with the kitchen area to the front and the dining area to the back, where French doors lead through to the garden room, an extension to the original build. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. The dining area will comfortably house a six-eight-seater table and chairs. Furthermore, to the head of the room a door leads through to the separate utility room, which benefits from fitted cupboards and under counter space for a washing machine and tumble dryer. A door to the head of the room allows access to the garden room.

To the upstairs are four double bedrooms with the principal bedroom and guest bedroom both benefiting from en suite shower rooms. Furthermore, both bedrooms also enjoy fitted wardrobes. Completing the upstairs accommodation is the three-piece, family bathroom.









Explore outside... BURGHTON HOUSE

Externally, the property benefits from a large driveway allowing off road parking for multiple vehicles, which in turn leads to the detached double garage. Benefiting from light, power and an electrically operated opening door, the roof space to the garage has also been converted into a home office/studio, so ideal for those who work from home.

To the rear of the property is a mature and enclosed garden that enjoys a relatively high degree of privacy. Offering a paved terrace, lawns and mature flower beds, the home also enjoys an open outlook to the rear.

LOCATION

Bourton-on-the-Water provides for everyday amenities including a Post Office, cash points, library, shops and restaurants. There are further amenities at nearby Stow-on-the-Wold. The larger centres of Cheltenham and Cirencester provide more extensive cultural, shopping and leisure facilities. The area is known for interesting churches and there are important gardens at Hidcote and Kiftsgate and further afield there is the magnificent Blenheim Palace.

There is an excellent range of private and state schools in the area including Kitebrook at Moreton-in-Marsh, Cheltenham College and Cheltenham Ladies College in Cheltenham and a superb range of schools in and around Oxford. The Cotswold School, which achieved academy status in 2010, is situated in Bourton-on-the-Water and its excellent academic reputation attracts students from across the Cotswolds.

Sporting opportunities in the area include hunting, fishing and shooting. There are golf courses at Naunton Downs, Burford and Lyneham, and National Hunt Racing at Stratford-upon-Avon and Cheltenham. There are fine local

walks via an abundance of bridleways and footpaths for the horse riding and walking enthusiast. Road and rail links are very good with fast access to Oxford and London via the A44/M40 or the mainline stations at Kingham and Moreton-in-Marsh serving Oxford, London/Paddington and the Midlands.

KEY FEATURES

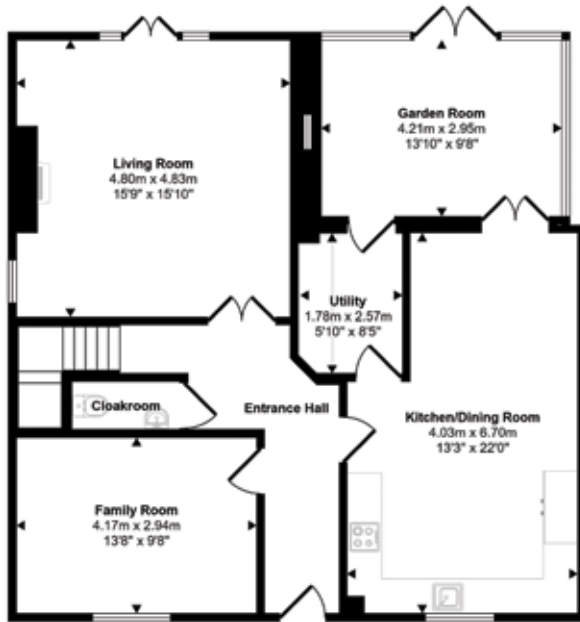
- A wonderful, four double bedroom attached family home, located in this sought after village
- Offered for sale with no onward chain
- Located within this exclusive development of just nine houses
- Driveway parking for multiple vehicles, leading to detached double garage with office over
- South facing, mature garden enjoying high degree of privacy and open outlook to the rear
- Internally the property enjoys a central entrance, cloakroom and two reception rooms
- Further rooms to the ground floor include the kitchen/dining room, utility and garden room
- Principal bedroom benefits from fitted wardrobes and en suite shower room
- Three further bedrooms, guest bedroom with en suite and family bathroom
- Internal viewings recommended

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL54 2JY. Upon entering the close, the property can be found on your right.



Approx Gross Internal Area
222 sq m / 2399 sq ft

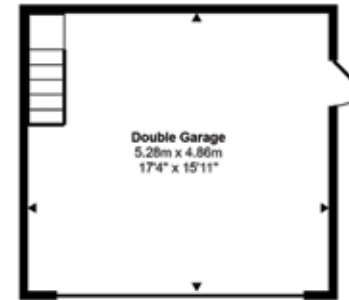


Ground Floor
Approx 97 sq m / 1039 sq ft

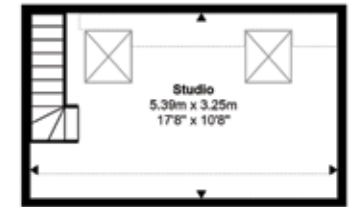
Denotes head height below 1.5m



First Floor
Approx 82 sq m / 886 sq ft



Garage
Approx 26 sq m / 276 sq ft



Garage First Floor
Approx 17 sq m / 188 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





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