



HAYMAN-JOYCE



**17 RYE CLOSE**  
**BOURTON-ON-THE-WATER**  
**GLOUCESTERSHIRE**  
**GL54 2EB**

A SPACIOUS END TERRACE  
HOUSE, OFFERING OPEN PLAN  
LIVING AND THREE BEDROOMS,  
IN A VERY POPULAR VILLAGE  
SETTING

**SITUATION**

Bourton-on-the-Water is a charming Cotswold village made popular by the shallow River Windrush running through the centre

Comprehensive facilities include Co-operative store, pharmacy, doctors, community centre, dentist, primary school and the outstanding academy 'Cotswold School' Stow-on-the-Wold (4 miles) and Moreton-in-Marsh (8 miles), both with many attractions and also a good range of shopping facilities

Good train services from both Moreton-in-Marsh and Kington (8 miles equidistant), the fastest reaching Paddington in approx. 80 minutes

Other local towns within easy reach are Cheltenham and Cirencester (16 miles), Stratford-upon-Avon (25) and Oxford (28)

Guide Price £375,000

**HAYMAN-JOYCE**

High Street, Moreton-in-Marsh  
Gloucestershire  
GL56 0AX  
01608 651188  
[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)





### THE PROPERTY

- Modern end of terrace house within walking distance of the village centre
- Hall with stairs leading to first floor
- Bright, east-facing sitting room leading through to kitchen
- Modern, open plan kitchen dining room with French doors to the garden
- Utility/Boot room and cloakroom off the kitchen with a side door to outside
- On the first floor there are three bedrooms, with the principal bedroom having built-in wardrobes
- Family bathroom with shower over the bath
- EPC Band C
- The property is currently tenanted, if purchasing as an investment, the current rent is £1,360 pcm

### OUTSIDE

- Private west-facing garden mainly laid to lawn with established borders and overlooking a private fishing lake at the rear
- Large, detached compartmented shed with light and power
- The east-facing front garden has an area of lawn and gravelled off-road driveway parking, with a gated side access to the garden

### AGENT'S NOTE

- The property was purchased under the Housing Act 1985 Right to Buy Scheme
- To comply with the restriction buyers must have lived or worked within Gloucestershire or the Cotswold National Landscape (previously AONB) for at least three years
- After eight weeks of marketing the Local Authority will consider buyers who do not comply, subject to their approval
- The agents will be happy to explain these details to interested parties
- Photographs were taken in September 2019 for letting

### DIRECTIONS

- From Moreton-in-Marsh follow the A429 for approx. 8 miles and on reaching the village of Bourton-on-the-Water take the second left at the traffic lights into the village
- Follow the road passing the school, the Co-Operative, Birdland and the municipal car park
- The turning for Rye Close is approximately 500 yards after the car park on the left
- Follow the road and number 17 will be found on the left
- what3words: nuptials.jaws.removals

### SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 74 Mbps if provider is BT

### OUTGOINGS

- Council tax – currently band C
- Tax payable for 2025/26 - £2,029.45

### TENURE & POSSESSION

- Freehold with vacant possession on completion

### VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E  
01608 651188



MIM250245 / 524082

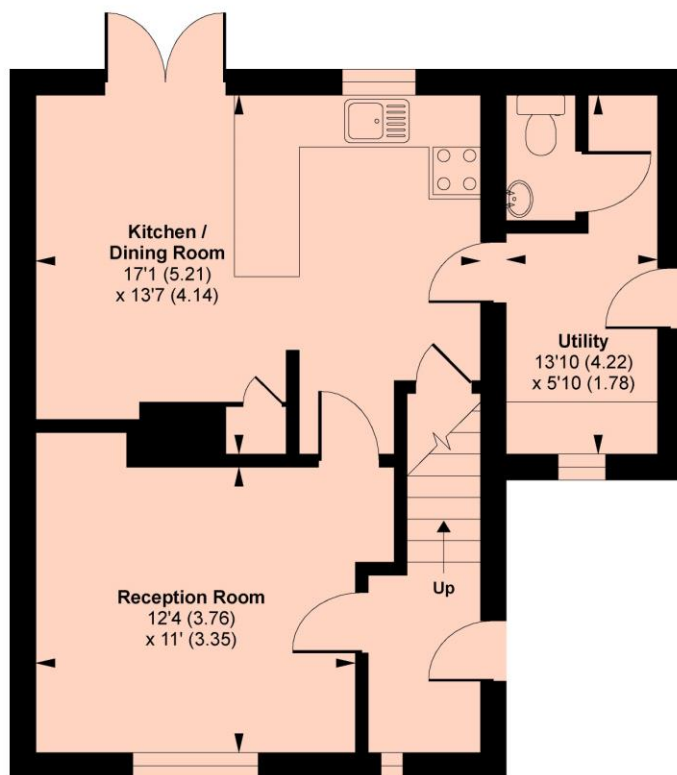
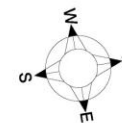
### IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

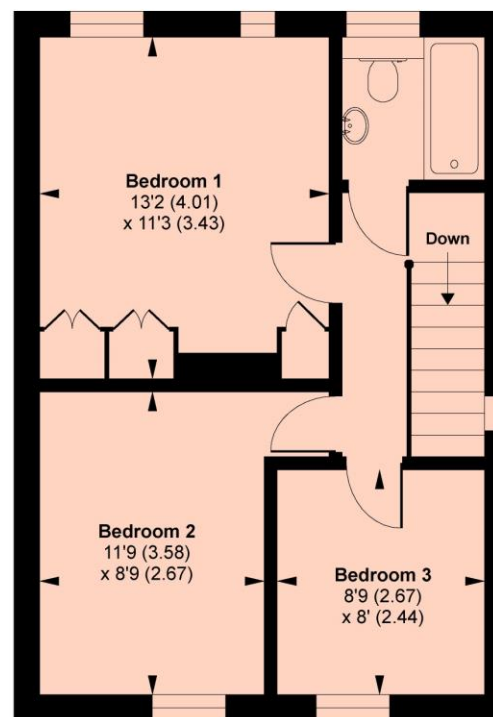


# Rye Close, Bourton-on-the-Water, Cheltenham, GL54 2EB

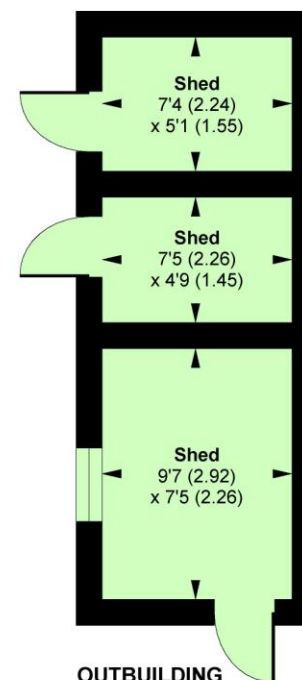
MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT 89.4 SQ METRES  
OUTBUILDINGS APPROX. GROSS INTERNAL FLOOR AREA 158 SQ FT 14.7 SQ METRES  
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1121 SQ FT 104.1 SQ METRES



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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