

established 200 years

# Taylor & Fletcher



62 Swallow Road

Bourton-On-The-Water, Cheltenham, GL54 2RW

40% Shared ownership £144,000





## 62 Swallow Road

Bourton-On-The-Water, Cheltenham, GL54 2RW

*No CHAIN. Three bedroom end of terrace house with accommodation over three floors with garden, parking and set in a popular village location. 40% shared ownership available to purchase.*

### LOCATION

Often referred to as the "Venice of the Cotswolds," Bourton-on-the-Water is one of the region's most picturesque villages, known for its low stone bridges and tranquil river setting. The village offers an idyllic lifestyle with a vibrant community atmosphere, a wide range of amenities including a Primary School, independent shops, cafés, traditional pubs, supermarkets, restaurants, churches, a leisure centre, and the highly regarded local Secondary School, The Cotswold Academy. Surrounded by stunning countryside, it is ideal for those who enjoy walking and outdoor pursuits. Bourton enjoys excellent transport connections, with regular local bus services and mainline rail links to London Paddington from nearby Kingham Station (approximately 8 miles). Its central Cotswold location provides easy access to Cheltenham, Cirencester, and Oxford, making it a desirable base for both commuters and those seeking a peaceful rural lifestyle.

### DESCRIPTION

A three bedroom end of terrace house with well-planned accommodation arranged over three floors, comprising entrance hall, sitting room, kitchen/dining room and a cloakroom on the ground floor. On the first floor there are two double bedrooms and a family bathroom with a further bedroom on the second floor. To the rear, the property benefits from a private, enclosed garden. There is access beyond the adjoining properties to the parking area with two dedicated parking spaces.

No. 62 is located within a popular residential development, just a 15-minute walk from the Co-op supermarket, The Cotswold School, and the centre of this sought-after village.

### Approach

Front door with double glazed inserts to:

### Entrance Hall

With stairs rising to the first floor. Door to below stairs storage cupboard.

Separate door to:

### Cloakroom

With low level WC and pedestal wash hand basin with tiled splash back,

From the hall, door to:

### Kitchen

With fitted kitchen comprising worktop with one and a half bowl stainless steel sink unit with chrome mixer tap, four ring Bosch hob with brushed stainless steel splash back, Bosch extractor over and Bosch oven/grill below. Comprehensive range of below work surface cupboards and drawers with space for upright fridge/freezer, three quarter height larder cupboard and range of eye level cupboards. Double glazed casement window to front elevation with fitted New England style blinds.

From the hall, painted timber door through to the:

### Sitting Room

With double glazed casement window to rear elevation. Separate part double glazed door leading out to the rear garden.

From the hall, stairs with painted timber handrail and balustrade rise to the:

### First Floor Landing

With double glazed casement window to front elevation. Door to:

### Bedroom One

With double glazed window overlooking the rear garden.

From the landing, door to:

### Bathroom

With panelled bath with chrome mixer tap, glazed shower screen and separate wall mounted handset shower attachment. Part tiled walls. Low level WC and pedestal wash hand basin with chrome mixer tap. Vertical heated towel rail. Opaque double glazed casement window to rear elevation. Door to airing cupboard with radiator and pine slatted shelving.

From the landing, door to:

### Bedroom Two

With double glazed casement window to front elevation.

From the landing, stairs continue with painted balustrade and handrail to the:

### Second Floor Landing

With door to cupboard housing the Ideal gas-fired central heating boiler.

Separate door to:

### Bedroom Three

With double glazed casement window to front elevation.

### OUTSIDE

No.62 fronts on to Swallow Road with a small border to the front with iron railings surrounding. Set to the rear of the house with access to the side via a pedestrian gate is the rear garden. With a paved terrace immediately to the rear of the house and a gravelled border surrounding a central grassed area with central feature and detached garden shed. Separate parking for two vehicles.

### SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

### COUNCIL TAX

Council Tax band C. Rate Payable for 2026/ 2027: £2,140.31.

### SHARED OWNERSHIP (40%) & STAIRCASING

The property is currently owned on a Shared Ownership basis 40:60 with Cottsway. 40% share is available with rent paid monthly to Cottsway for the other 60% share. Rent is currently £503.49 per month. There are additional monthly charges of £15.94 for the service charge, £31.13 for the buildings insurance and £8.94 for the sinking fund.

Eligibility criteria apply - please contact Tayler & Fletcher for further information and details of the criteria.

The option to staircase to 100% is available, however the freehold cannot be applied for and lease restrictions will still apply.

### TENURE- LEASEHOLD

The property is leasehold with 89 years remaining on the lease. There is an option to extend the length of the lease at an additional cost.

Please contact Tayler & Fletcher for further information regarding the potential lease extension process and associated costs involved.

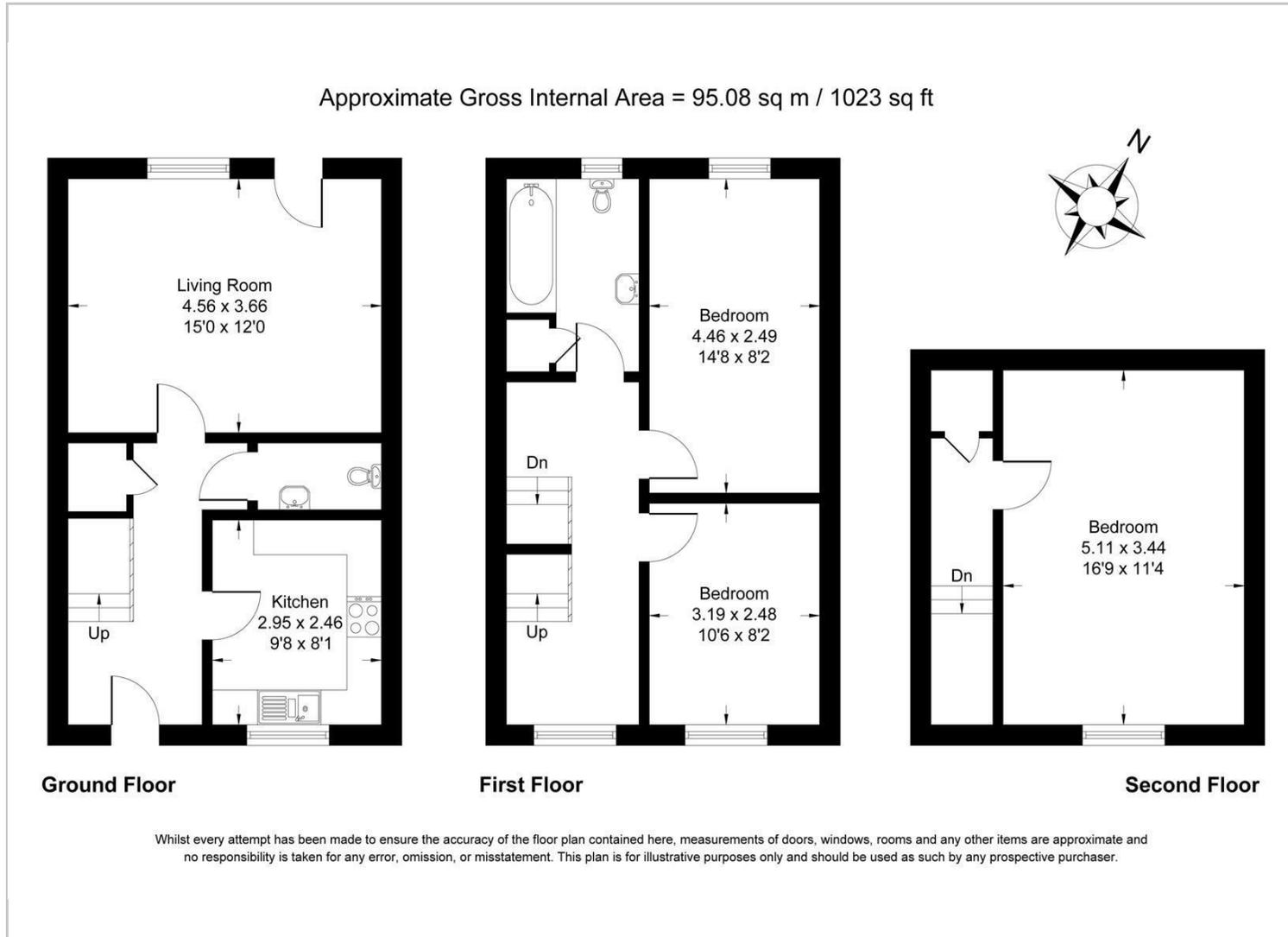
### DIRECTIONS

From the Bourton-on-the-Water office, proceed onto the A429 Fosseway towards Stow-on-the-Wold and continue through the traffic lights. Take the next turning on the right into Meadow Way (signposted to Bourton Link Industrial Estate), continue to the mini roundabout, turning left on to Bourton Link, take the first right opposite Travis Perkins, and then right again in to Swallow Road, where the property will be found on the right hand side.

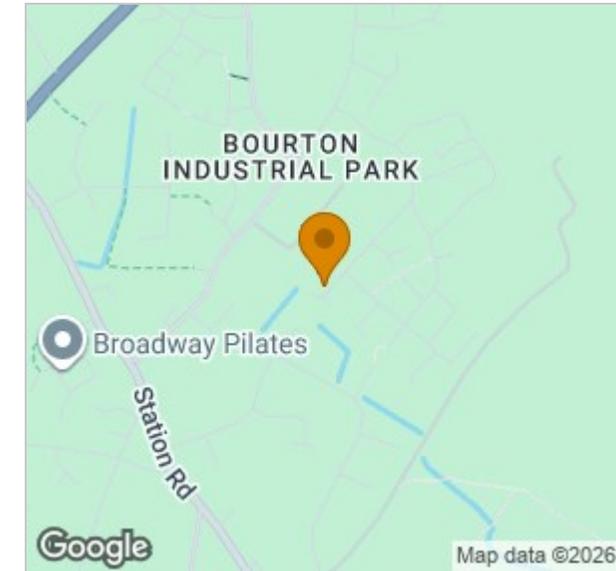
What 3 Words: sulk.scoping.steep



## Floor Plan



## Area Map



## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	