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Tayler & Fletcher



24 Chardwar Gardens

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

Guide Price £355,000





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A Cotswold stone corner terraced property set in a popular development for the over 55's with a good sized private courtyard garden and immediately adjoining single garage. NO ONWARD CHAIN.

LOCATION

Chardwar Gardens is situated in a mature residential area in the heart of the village, a short level walk from the village centre and Budgens supermarket. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary school. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide outdoor rural leisure pursuits.

DESCRIPTION

No. 24 Chardwar Gardens comprises a substantial corner terraced Cotswold stone property of Cotswold stone elevations under a pitched plain concrete tiled roof with double-glazed windows throughout and a wing to the rear with cut stone quoins and mullioned window. The individual accommodation has been sympathetically updated by the current owners and is arranged over two floors comprising a large open-plan Sitting Room/Dining Room with rear hall with shower room off and a Kitchen to the rear. On the first floor there are two double bedrooms and an interconnecting dressing area and bathroom. The property has a good sized recently landscaped private south- and west-facing rear courtyard garden with immediately adjoining parking/garage and a private access from the parking area.

Approach

Gabled entrance with a cut stone surround, outside light and opaque painted timber front door to:

Hall

With tiled floor and fixed casement to front elevation, and a door to a built-in cupboard housing the electricity meter and fuse box with a recently installed gas-fired central heating boiler.

From the Hall, painted timber door to the:

Open Plan Sitting Room/Dining Room

With stairs rising to the first floor, a pair of double-glazed casement windows to the front elevation, and double-glazed sliding French doors to the rear garden. Decorative fireplace fitted with a gas coal effect fire, coved ceiling, two wall light points, door to below-stairs storage cupboard with shelving.

Rear Hall

With timber door with opaque glazed insert to rear garden and adjoining casement window, tiled floor, coved ceiling and door to:

Shower Room

With walk in shower with fixed glazed shower screen and wall mounted shower attachment, low-level WC and wash hand basin, tiled walls.

Kitchen

With fitted kitchen comprising 1½ bowl stainless steel sink unit with mixer tap, with comprehensive range of cupboards and drawers below, space and plumbing for washing machine, ¾ height unit to one side with built-in refrigerator and freezer, built-in oven/grill, range of eye-level cupboards, worktop with 4-ring gas hob, tiled splashback, double-glazed casement window to rear and mullion window with tiled sill to side elevation.

From the Sitting Room/Dining Room, stairs with painted timber handrail rise to the:

First Floor Landing

With door to:

Bedroom 1

With double-glazed casement window to front elevation, and Velux dual-opening roof light and window to rear elevation. Range of built-in wardrobe cupboards.

From the Landing, door to:

Bedroom 2

With access to roof space, built-in over-stairs storage and Velux roof light and double-glazed window to front elevation.

From the Landing, painted door to:

Dressing Room

With built-in cupboards to either side and interconnecting door to:

Bathroom

With dual Velux windows to side elevation, shaver point and matching suite with low-level WC, panelled bath with mixer tap and handset shower attachment, and oval wash hand basin with built-in cupboards below.

OUTSIDE

No. 24 Chardwar Gardens fronts into the Chardwar development, the property being set in the corner. Set to the rear of the property is a substantial private courtyard garden with part-gravelled and part-paved patio and terrace with part Cotswold stone walls surrounding and a gate leading out to the parking area to the rear with an immediately adjoining garage belonging to No. 24 with parking space to the fore. There is vehicular access to the parking area directly off Clapton Row, via a pair of metal gates.

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.

COUNCIL TAX

Council Tax band D. Rate Payable for 2025/ 2026: £2,283.14

MANAGEMENT CHARGE

There is a monthly management charge circa £325 per month to cover maintenance of all of the communal areas and services along with the costs of the on site manager. Further details of this charge can be provided by the Bourton-on-the-Water office.

ESTATE AGENT'S ACT 1979

In accordance with Section 21 of the Estate Agents Act 1979 we advise that the Vendor of this property is a member of staff at Tayler & Fletcher.

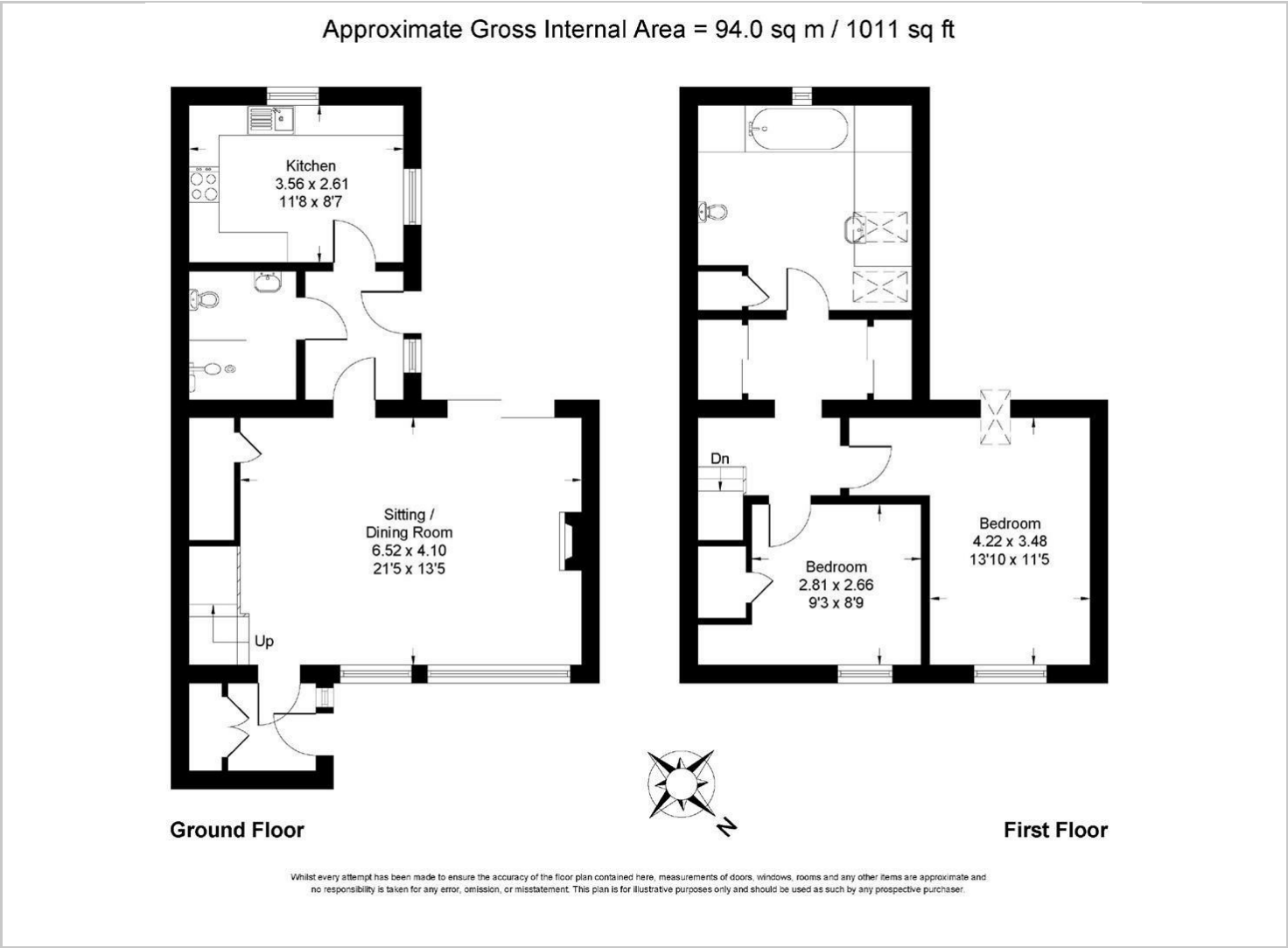
DIRECTIONS

From the Bourton office of Tayler & Fletcher, proceed in a Northerly direction in to the centre of the village. Opposite Londis, turn right over the river and Chardwar Gardens will be found shortly on the left hand side. If travelling by car, either proceed into Chardwar Gardens and park in a Visitors' Parking space and No.24 will be found on the right hand side. Alternatively, continue along Victoria Street and turn left in to Clapton Row. After a short distance, the rear entrance to Chardwar Gardens will be found on the left hand side and the garage and pedestrian gate to No.24 will be found in the corner.

What3Words: [///downward.firewall.siesta](https://www.what3words.com/#!/downward.firewall.siesta)



Floor Plan



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.

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Area Map

