established 200 years

Tayler & Fletcher



12 Chardwar Gardens

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

Guide Price £295,000

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A well-presented two-bedroom home within a sought-after over-55s development, enjoying a private courtyard garden adjoining the River Windrush and an enviable position in the heart of Bourton-on-the-Water.

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

12 Chardwar Gardens comprises a well appointed terraced house with accommodation arranged over two floors and comprising a hall and shower room on the ground floor with a living room with seating and dining areas and separate kitchen off. The living room having French doors out to the courtyard terrace which adjoins the River Windrush. The first floor has two double bedrooms and a recently refurbished shower room. The property has a pleasant courtyard garden with separate gated access to the path adjoining the River Windrush. The property is situated around a mature communal central courtyard with water feature.

Approach

Solid painted timber front door with opaque glazed insert and double glazed casement to side. Outside light. Covered entrance. Leading to:

Hall

With stairs rising to first floor and painted timber door to built-in cloaks cupboard, also housing the electricity meter and gas meter.
Painted timber door to:

Shower Room

With low level WC with timber seat, pedestal wash hand basin and part tiled walls. Corner shower with Mira shower over.
From the hall, painted timber door through to the:

Living Room

Comprising sitting and dining areas. The sitting area with wide double glazed casement window to front elevation. Coved ceiling.

Interconnecting through to the dining area with double glazed French doors out to the courtyard garden. Continuation of the coved ceiling.
Beveled edged glazed door through to the:

Kitchen

With worktop with one and a half bowl stainless steel sink unit with chrome mixer tap and four ring gas hob with built-in oven/grill below. Comprehensive range of below work surface cupboards and drawers, space and plumbing for washing machine, space for upright fridge/freezer, range of eye level cupboards and extractor over hob. Cupboard housing the recently replaced gas fired central heating boiler. Further eye level cupboard, part tiled walls and double glazed casement window overlooking the courtyard

garden and River Windrush.
From the hall, stairs with painted timber handrail and balustrade rise to the:

First Floor Landing
With access to the roof space. Painted timber door to airing cupboard with pressurised hot water cylinder and pine slatted shelving.
Painted timber door to:

Bedroom One
With two double glazed casement windows to the front elevation and an extensive range of built-in wardrobes . Further built-in cupboard over stairs with shelving.
From the landing, painted timber door to:

Bedroom Two
With double glazed casement overlooking the River Windrush to the rear.
From the landing, painted timber door to:

Shower Room
Recently refitted and with deep glazed paneled shower cubicle with sliding door and chrome fittings. Vertical heated towel rail, pedestal wash hand basin with chrome mixer tap, low level WC and paneled walls. Back lit mirror over wash hand basin. Opaque double glazed casement to front elevation.

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

COUNCIL TAX
Council Tax band D. Rate Payable for 2026/ 2027: £2,407.84.

LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

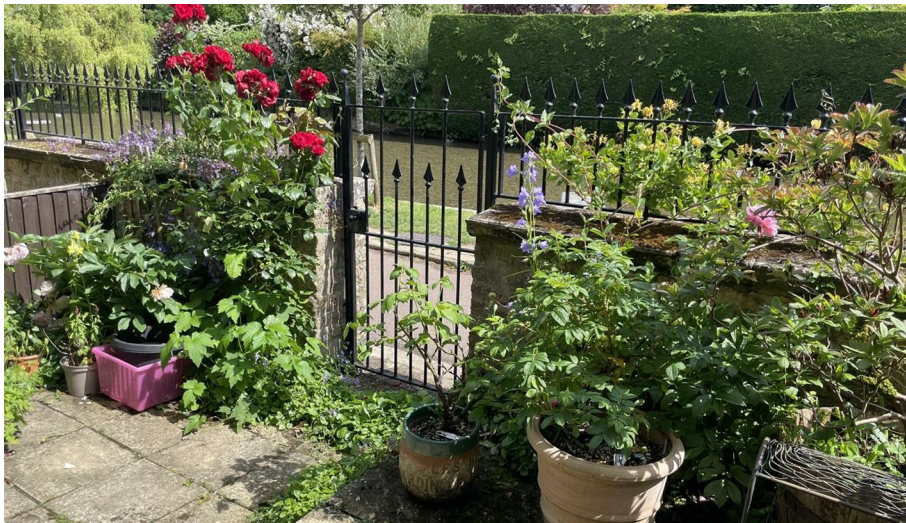
MANAGEMENT CHARGE
There is a monthly management charge circa £366 per month to cover maintenance of all of the communal areas and services along with the costs of the on site manager. Further details of this charge can be provided by the Bourton-on-the-Water office.

DIRECTIONS
From the Bourton office of Tayler and Fletcher proceed down the High Street through the green turning right opposite The Chip Shed over the bridge in to Victoria Street. After a short distance turn left in to Chardwar Gardens (a private road). Proceed into the development and No.12 will be found set back on the left hand side overlooking the communal gardens to the front and the River Windrush to the rear. There are visitor parking spaces available within the development (clearly marked) and the property also has the benefit of one allocated parking space.

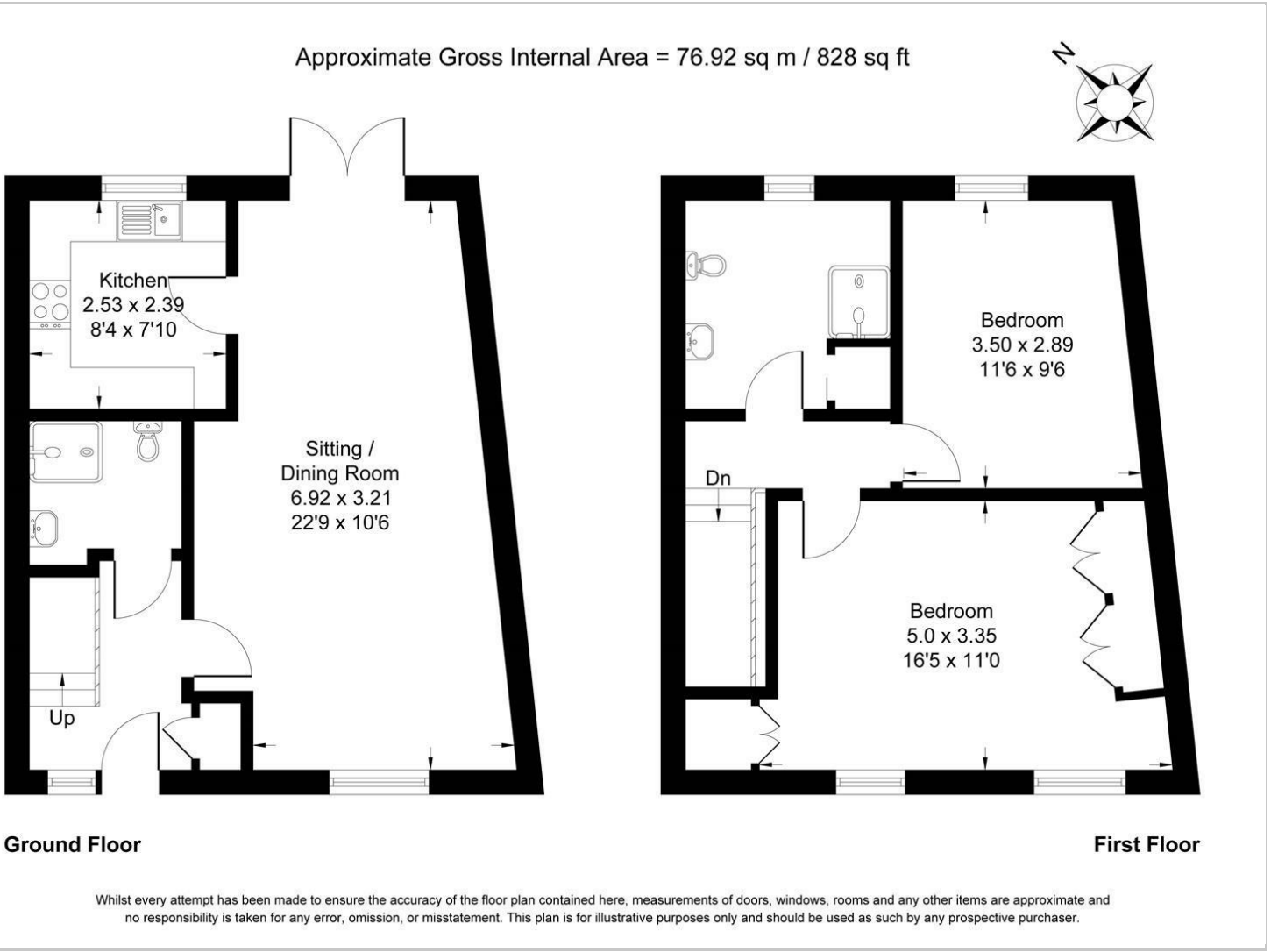
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Floor Plan

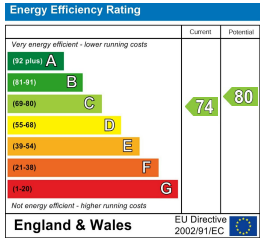


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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