

established 200 years

# Tayler & Fletcher



1 Chardwar Gardens

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

Guide Price £335,000



# 1 Chardwar Gardens

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A beautifully presented and recently updated 2 bedroom end of terrace town house situated in the heart of the village with the particular benefit of a garage and a private walled courtyard garden. Situated within a Private development for the over 55's only.

## LOCATION

Chardwar Gardens is set in the heart of the well known Cotswolds village of Bourton-on-the-Water, famous for its wide village green with the River Windrush running through. Bourton provides an excellent range of local shops and facilities within easy level walking distance. The areas larger commercial centres of Cheltenham, Cirencester and Oxford are within easy travelling distance with excellent access to the motorway network via the A40 to the south. There are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network from the village.

## DESCRIPTION

No.1 Chardwar Gardens is set in a prime location at the entrance to this sought after private development and benefits from a lovely walled courtyard garden to the rear. The property has an individual design with accommodation arranged over two floors with a ground floor cloakroom/utility, a good sized sitting room / dining room with access to the private walled garden and fitted kitchen with conservatory off. On the first floor there is a principal bedroom with dressing area, a further double bedroom and a bathroom with walk in shower.

## Approach

Covered entrance with outside light and painted timber door with opaque glazed panel leads through to the:

## Entrance Hall

With stairs rising to first floor, wall mounted central heating thermostat,

beamed ceiling, dado rail and painted timber door to:

## Downstairs Cloakroom/Utility

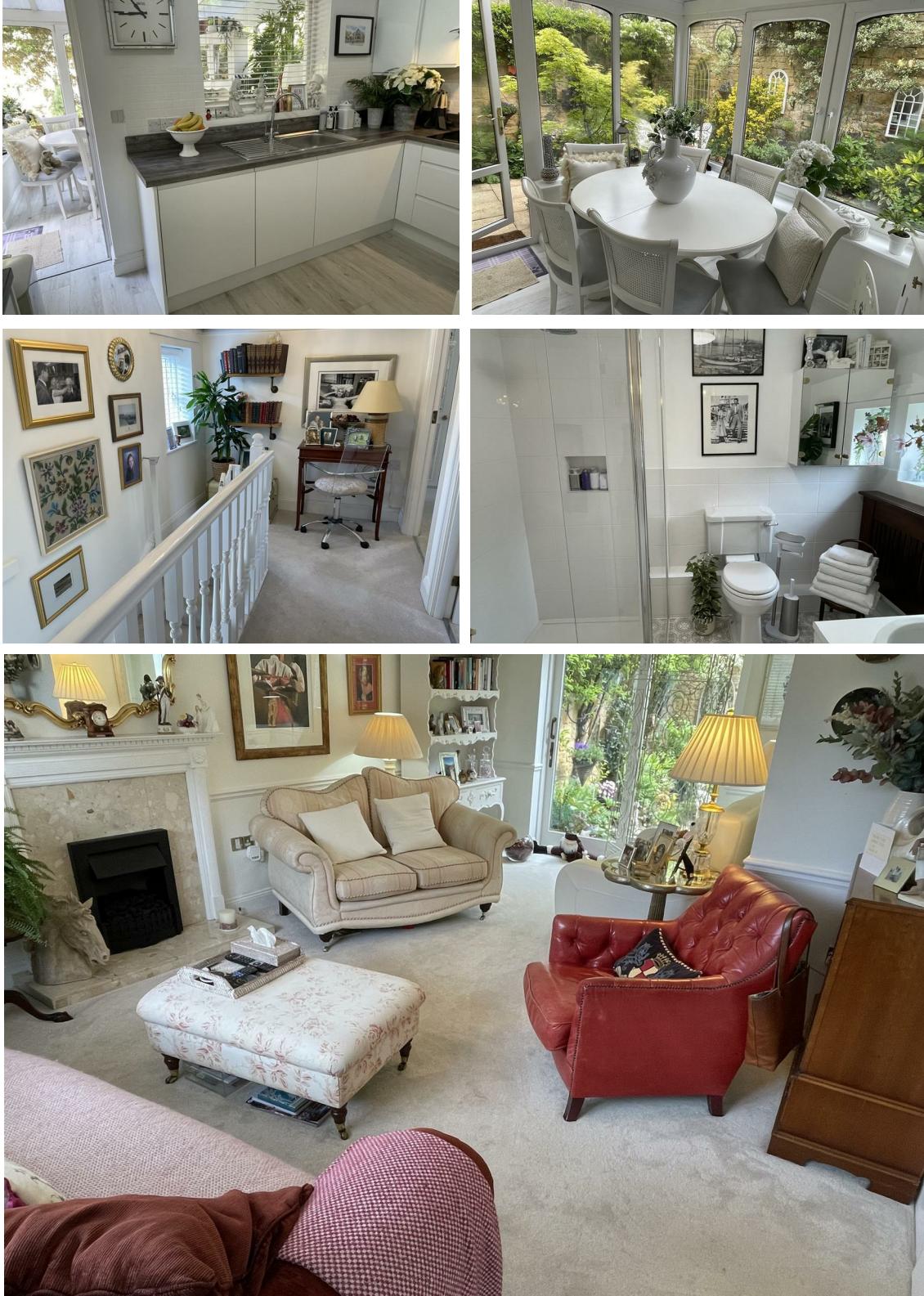
With low-level WC, pedestal wash hand basin with mirror, light and shaver point over, part tiled walls, decorative beamed ceiling, space with plumbing for washing machine, a range of eye-level cupboards and extractor fan. From the hall a glazed timber door leads through to the:

## Sitting Room

With double glazed casement windows to both the front and side elevations, Double glazed French doors to the rear courtyard garden. Fireplace with a decorative marble tiled surround and timber mantle over. Decorative beamed ceiling. From the hall painted timber door through to the:

## Kitchen

With fitted kitchen comprising worktop with stainless steel sink unit with chrome mixer tap, fitted four ring halogen hob with part glazed curved brushed stainless steel extractor over, range of cupboards below and a built in dishwasher. Further storage space with a three quarter height unit to one side with built-in double oven/grill and a range of eye-level cupboards. Additional worktop with drawers below and corner display shelving above with built-in fridge/freezer to the side. Wall mounted gas central heating boiler (Recently installed). Double glazed casement window through to the conservatory. Decorative beamed ceiling. From the kitchen part glazed door through to the:





## Conservatory

providing useful additional living space with dwarf walls with UPVC double glazed casements over and a pitched translucent roof. A double glazed door leads out to the rear courtyard garden.

From the hall, stairs with painted timber hand rail and balustrade, with double glazed casement window overlooking the front of the property, rise to the:

### First Floor Landing

With study area, double glazed window to front elevation, access to roof space (Loft ladder and partly boarded and with shelving, power and light), painted timber door to built-in airing cupboard housing the lagged hot water cylinder with pine slatted shelving. Painted timber door to:

### Bedroom 1

With double glazed casements to both the front and rear elevations, dado rail and a range of useful built-in cupboards and drawers. From the landing, painted timber door to:

### Bedroom 2

With double glazed casement window to the rear and a comprehensive range of built-in wardrobes with matching built-in bedside tables. From the landing, painted timber door to:

### Bathroom

With walk in shower with fixed glazed shower screen and wall mounted shower attachment, low-level WC, inset oval wash hand basin with built-in cupboards below and mirror with light and shaver point above. Part tiled walls. Opaque double glazed casement window to front elevation.

### OUTSIDE

No.1 Chardwar Gardens is approached via a shared driveway leading to the SINGLE GARAGE set within a row of three garages, with up and over door and benefiting

from light and power. From the driveway a paved path leads across the front of the neighbouring property through a shared front garden, which is laid mainly to lawn with mature plant and shrub borders to front and side and partially boarded by stone walling. Set to the rear of the house, approached either from the conservatory or from the sitting room is a private partially walled courtyard garden enjoying a north easterly aspect. Being primarily paved with low stone retaining wall for the plant and shrub borders to side. A private pedestrian gate leads out from the garden for emergency access.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000)

### 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.

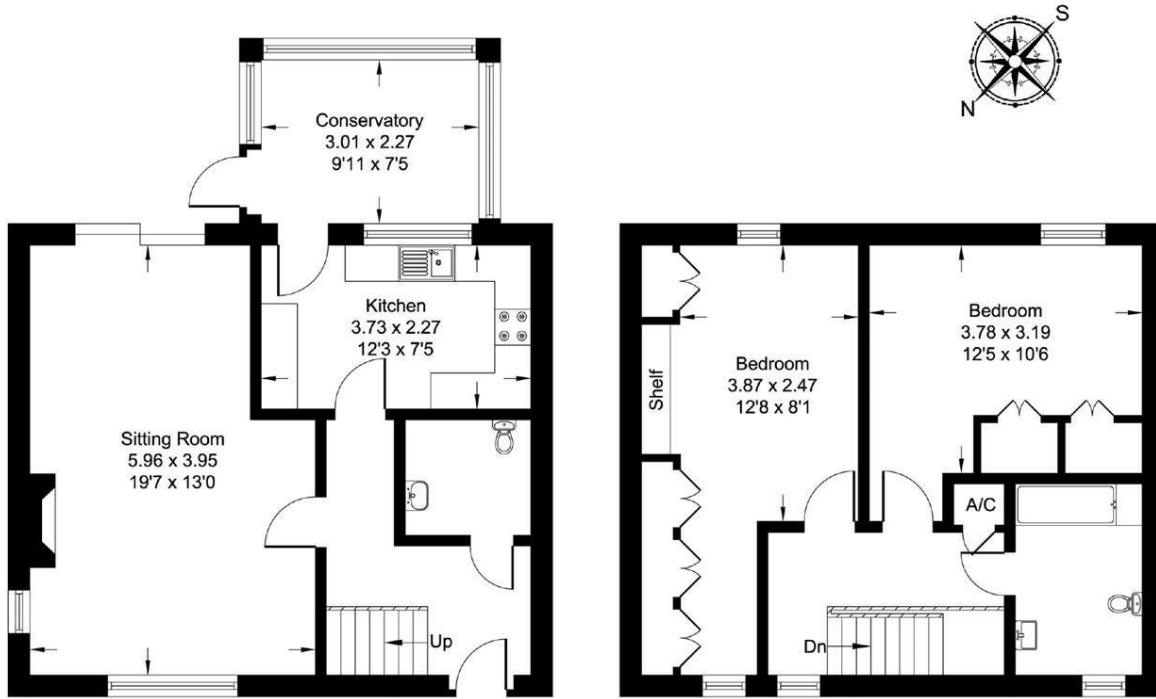
### DIRECTIONS

From the Bourton office of Tayler & Fletcher proceed in a Northerly direction in to the centre of the village. Take the second turn right over the river and Chardwar Gardens will be found shortly on the left hand side. Proceed in to Chardwar Gardens and number 1 will be seen immediately on your left hand side. Visitors parking can be found after a short distance on the right hand side.

What3Words: //bright.discloses.seagull

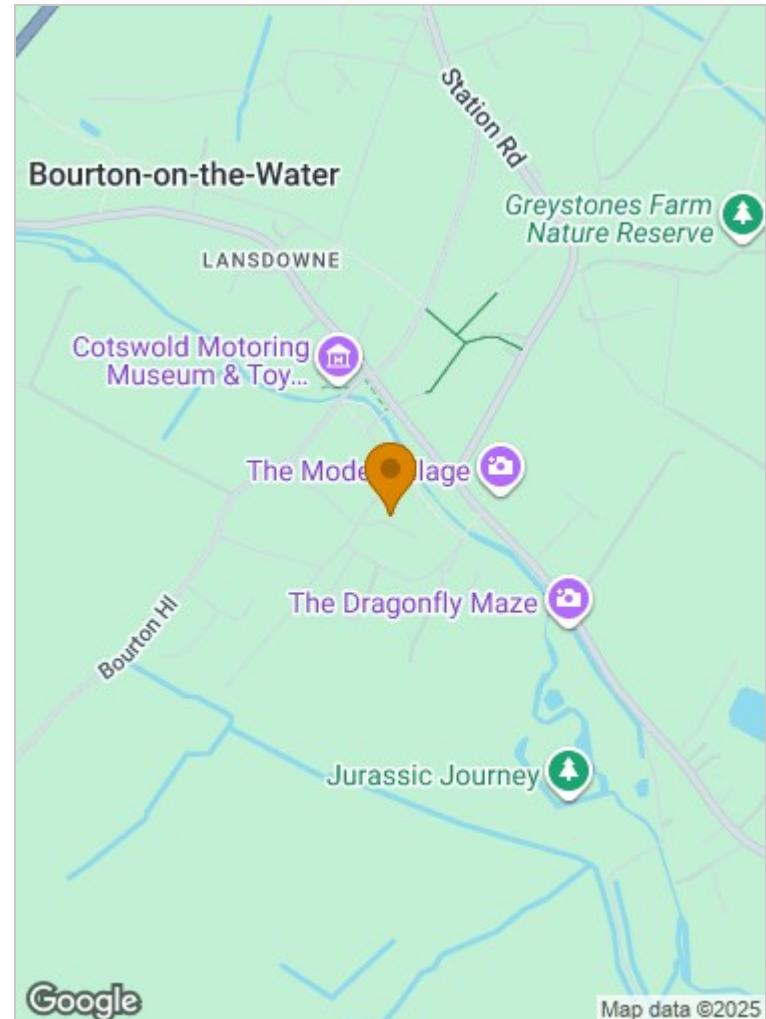
## Floor Plan

Approximate Gross Internal Area = 90 sq m / 972 sq ft  
Total = 90 sq m / 972 sq ft



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 mis-statement. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			67
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			