established 200 years

Tayler & Fletcher

2 Station Meadow, Bourton-On-The-Water, Cheltenham GL54 2HG

Guide Price £250,000

A two bedroom mid terraced property with enclosed rear garden situated in a convenient location close to The Cotswold Secondary school and village amenities.

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

2 Station Meadow comprises a mid terraced two storey house with accommodation arranged over two floors with a hall, kitchen and living room on the ground floor with double glazed sliding doors out to the west facing rear garden and on the first floor there are two good sized double bedrooms and a recently re-fitted shower room.

Approach

Covered entrance with outside light and adjoining storage cupboard housing the electricity meter and gas meter. Upvc opaque glazed door through to:

Staircase Hall

With built-in below stairs storage cupboard and glazed panelled door to:

Kitchen

With fitted kitchen comprising worktop with one and a half bowl sink unit with chrome mixer tap, space and electric point for cooker. Comprehensive range of below work surface cupboards and drawers, space and plumbing for washing machine, range of eye level cupboards and extractor over hob. Space for upright fridge/freezer, tiled splash back and double glazed casement window to front elevation.
From the hall, panelled door with bevelled edged glazing through to:

Living Room

With wide double glazed sliding door to the rear garden.
From the hall, stairs with painted balustrade rise to the first floor landing with door to:

Bedroom One

With two double glazed casement windows to front elevation. Door to built-in cupboard housing the Worcester gas fired central heating boiler.
From the landing, door to:

Bedroom Two

With double glazed casement window overlooking the rear garden. Doors to built-in wardrobe with hanging rail and shelving. Access to roof space.
From the landing, door to:

Shower Room

With walk-in shower with glazed panel and wall mounted shower with chrome fittings. Low level WC and pedestal wash hand basin with chrome mixer tap. Opaque double glazed casement window to rear elevation.

OUTSIDE

2 Station Meadow is approached from the communal parking area via a tarmacadum path which in turn leads to a private path to No.2 with a gravelled border to the front. Set to the rear of the property and approached alternatively via an alleyway to the side of the house is the rear garden which is paved with a gravelled bed, a detached shed to one corner and with close board timber fencing surrounding with a pedestrian gate back through to the alleyway.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax band C. Rate Payable for 2025/ 2026: £2,029.45.

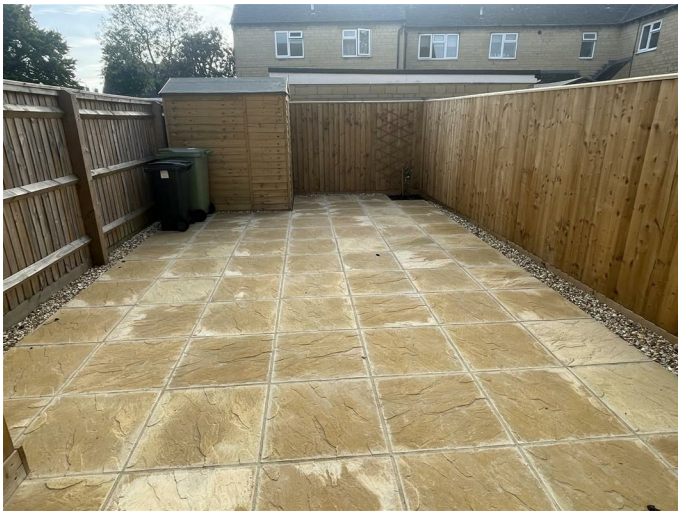
SERVICES

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

DIRECTIONS

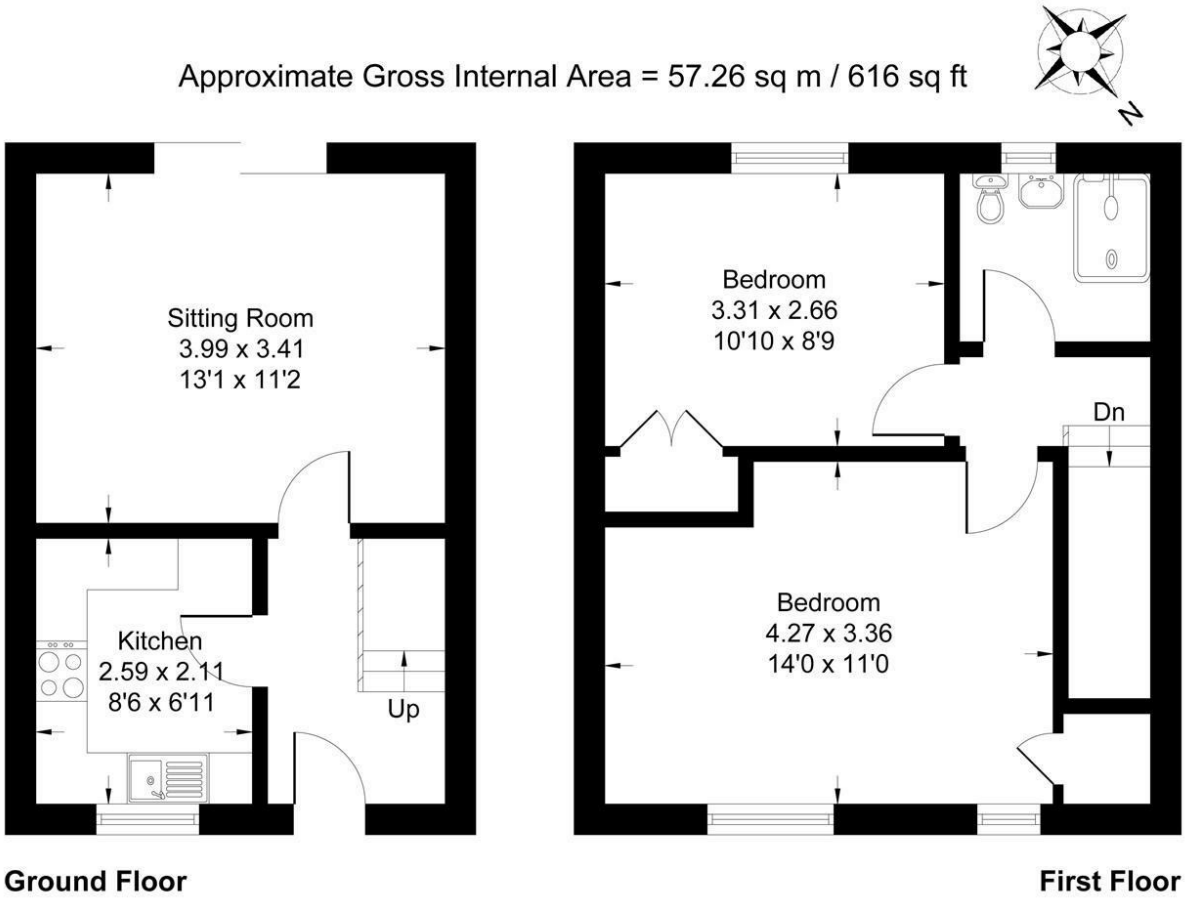
From the Bourton office, proceed along the High Street turning left in to Moore Road. At the junction with Station Road turn left. Pass the entrance to the leisure centre and The Cotswold School and take the next right hand turn in to Bourton Link. Station Meadow will be found after a short distance on the left hand side.

What3Words: juggle.rainwater.alert



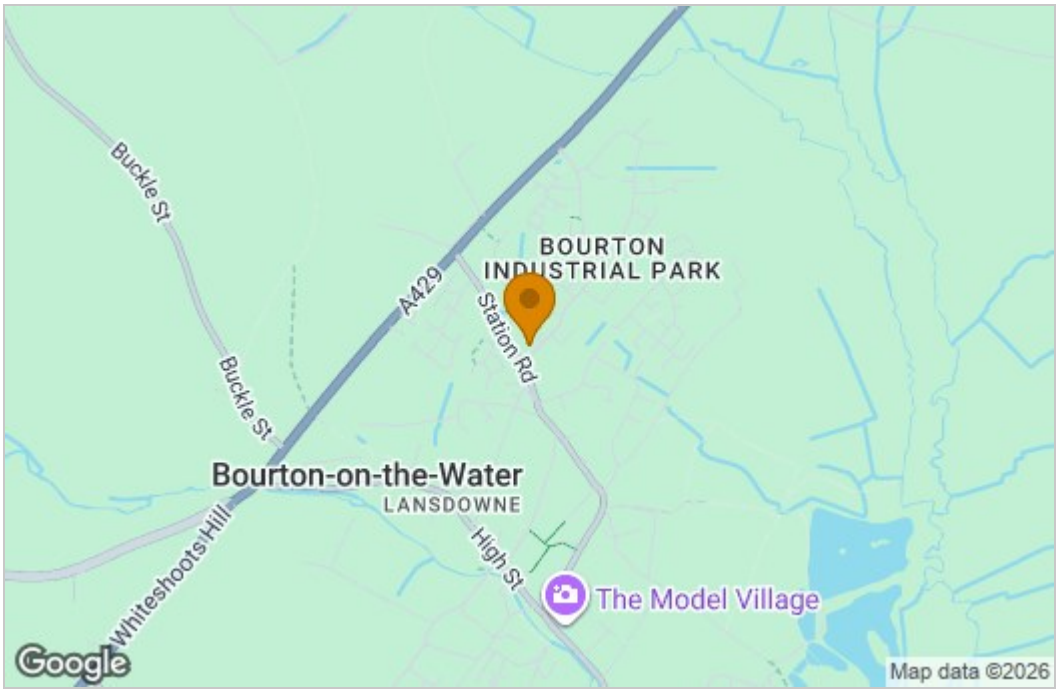
Floor Plan

Approximate Gross Internal Area = 57.26 sq m / 616 sq ft

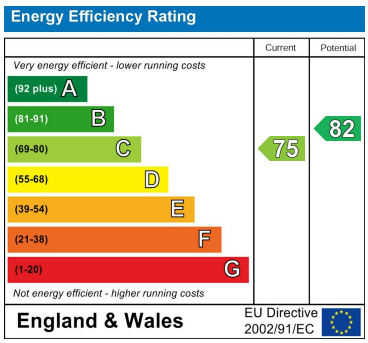


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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