

established 200 years

Tayler & Fletcher



Jasmine Cottage Clapton Row, Bourton-On-The-Water, Cheltenham GL54 2DW

Guide Price £435,000

A charming Period Cotswold stone cottage set in a peaceful and private central location with a private walled garden, a large principal reception room, kitchen/dining room and two double bedrooms.

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LOCATION

Clapton Row is a popular residential location close to the centre of Bourton-on-the-Water, which is famous for its wide village green with the River Windrush running through. The village 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 award winning Cotswold Secondary School. The larger commercial and cultural 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 radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide a wide range of outdoor rural leisure pursuits.

DESCRIPTION

Jasmine Cottage occupies a private and secluded setting just off the village centre and comprises a charming period cottage of Cotswold stone elevations with a private and south facing walled garden. The cottage retains considerable character and charm with a large principal reception room with open fireplace and staircase rising to the first floor. There is also a kitchen/dining room with separate door out to the garden. On the first floor there is a double bedroom and bathroom, and the timber staircase continues to the second floor bedroom two. The cottage has been in the same ownership for many years and would now benefit from some sympathetic updating. The cottage is accessed via a private path leading in turn to the garden and cottage, all set well back from the lane with off road parking nearby (not allocated).

Approach

A private path leads from Clapton Row to a wrought iron gate leading to the front of the cottage with a gabled entrance porch with outside light.

Painted timber door with opaque leaded light insert to the:



Sitting Room

With a pair of casement windows to the front elevation with timber window seats. Deep open fireplace with stone surround, copper hood and raise hearth with heavy timber bressumer over. Heavily beamed ceiling and exposed stone, four wall light points. Open solid timber staircase rising to first floor with quarter landings.

Doorway interconnecting through to the:



Kitchen/Dining Room

With kitchen area comprising fitted kitchen with one and a half bowl stainless steel sink unit with mixer tap, space and electric point for cooker, space for below work surface fridge and space and plumbing for washing machine. Eye level cupboards, tiled splash back, leaded light casements to side and rear elevations and exposed stonework. Dining area comprising pair of casement windows with leaded lights and one with window seat overlooking the garden. Two wall light points, exposed stone and beams and vaulted ceiling. Solid painted timber door with leaded light casement to rear elevation. Door to cupboard housing the Vailant gas fired central heating boiler.

From the sitting room, stairs with quarter landings and decorative opaque glazed leaded light window to side elevation rise to the:



First Floor Landing

With solid timber floor and painted timber door to:

Bedroom One

With wide leaded light casement to front elevation. Extensive range of built in wardrobes, part exposed stone walls and decorative cast iron fireplace with modern timber surround. Beamed ceiling.

From the landing, painted timber door to:

Bathroom

With paneled bath, low level WC and leaded light crittal window overlooking the garden. Inset wash hand basin with cupboards below, built in cupboard with shelving and further cupboard with pine slatted shelving.

From the landing, the solid timber staircase continues to the top floor with access hatch to eaves storage. The staircase leads directly in to:



Bedroom Two

Which is in to the eaves with heavily beamed ceiling and double glazed casement windows to front and side elevations. Range of built in wardrobes,

Outside

Jasmine Cottage is approached via a private path from Clapton Row leading to the rear of the adjoining cottage and in turn leading to the front of Jasmine Cottage and on to the private garden. Laid mainly to lawn and surrounded by Cotswold stone walls with a variety of herbaceous shrubs and plants (at the time of producing the sales details the garden was somewhat overgrown). The path continues to the rear of the property with a detached shed to one side and in turn to the rear door,



SERVICES

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

COUNCIL TAX

Council Tax band C. Rate Payable for 2023/ 2024: £1,840.96

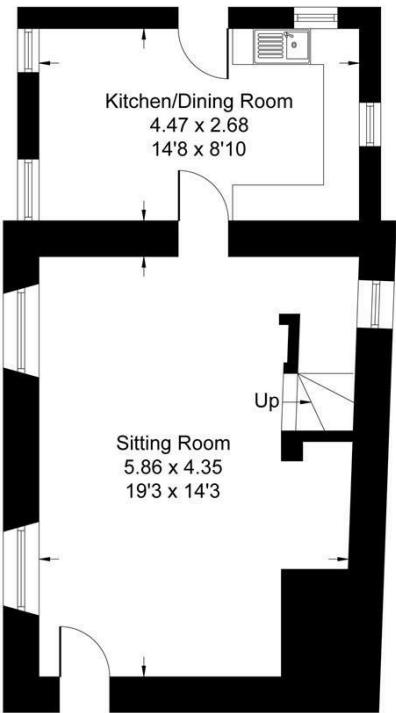
LOCAL AUTHORITY

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

DIRECTIONS

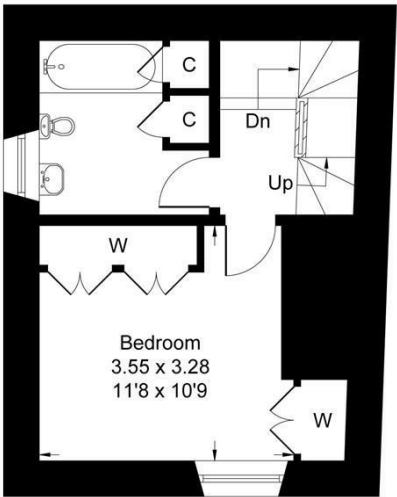
From the Bourton office of Tayler & Fletcher proceed in a northerly direction in to the centre of the village. Take the second turn right over the river into Victoria Street. Pass the entrance to Chardwar Gardens and take the next left in to Clapton Row, continue past the entrance for Broadlands Court and then continue as the road bends around to the left. Just after the bend the entrance for Jasmine Cottage can be found on the left hand side.

Floor Plan

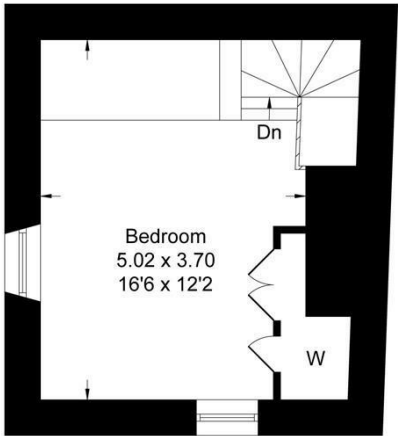


Ground Floor

Approximate Gross Internal Area = 87.36 sq m / 940 sq ft



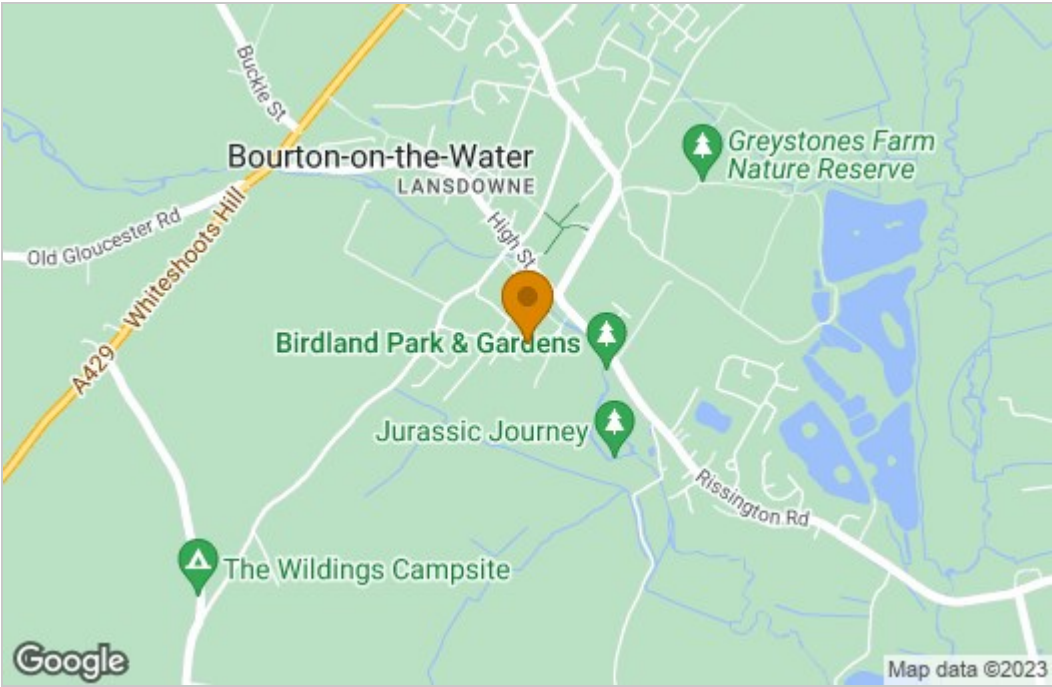
First Floor



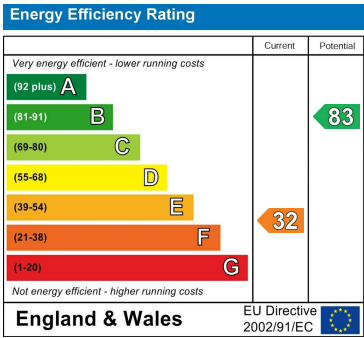
Second Floor

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



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.