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Tayler & Fletcher



Chapel House, Clapton Row
Bourton-On-The-Water, Cheltenham, GL54 2DN
Guide Price £595,000





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A charming and beautifully presented three-bedroom Cotswold stone end-terrace property, peacefully situated just a short walk from the village centre. Featuring a south-facing courtyard garden and off-street parking for two vehicles.

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

Chapel House comprises a beautifully presented period end-of-terrace property, constructed from Cotswold stone and occupying a prime position close to the heart of the village and benefitting from a south-facing courtyard garden and off-street parking. The accommodation is arranged over two floors and has been significantly improved and updated by the current owners. On the ground floor, there is a dining room, a bespoke fitted kitchen/breakfast room and a comfortable sitting room. The first floor features a principal bedroom with an en-suite shower room, two further double bedrooms, and a family bathroom.

The accommodation is arranged as follows:

Entrance

Covered entrance with outside light and solid Oak door with opaque leaded light glazed insert to:

Sitting Room

With Oak flooring throughout. Double aspect with double glazed casement windows to front and side elevations. Feature fireplace with solid Oak bressummer over. New England style shutters, recessed ceiling spotlighting, and Oak staircase rising to first floor. Pine door to below stairs storage cupboard with space for freezer and shelving over.

From the sitting room, stripped pine door leads through to the:

Kitchen

With tiled floor and bespoke fitted kitchen with granite worktops with one and a half bowl inset stainless steel sink unit with chrome mixer tap and tiled splash back. Built in slimline dishwasher, washer/drier and dual refrigerators. Built in corner cupboard and further matching granite worktop with tiled splash back, Neff four ring halogen hob with built in double oven/grill below. Further range of below work surface cupboards and drawers and range of eye level cupboards and extractor over. Recessed display shelving and further matching granite worktop with built in cupboard below and display shelving over. Recessed ceiling spotlighting.

From the kitchen, stripped pine door through to the:

Dining Room

With Oak floor throughout. Former fireplace with slate hearth and curved brick lintel over. Part exposed Cotswold stone walls. Double glazed casement window to rear elevation with New

England style shutters and a stable door out to the rear courtyard.

From the sitting room, open staircase with handrail and balustrade lead to the:

First Floor Landing

With double glazed casement window to rear elevation with New England style shutters and access to the roof space.

From the landing, stripped pine door to:

Bedroom 1

With double glazed casement window with New England style shutters overlooking the rear of the property and with views to the south., Painted fireplace with decorative cast iron grate. Pair of built in cupboards and bi-fold Oak doors to:

En Suite Shower Room

With built in shower cubicle with bi-fold door and wall mounted Mira shower, wall mounted ceramic wash hand basin with chrome mixer tap, low level W.C, part tiled walls and heated towel rail. Recessed ceiling spotlighting.

From the landing, stripped pine door to:

Bedroom 2

With double glazed casement window with New England style shutters to the front elevation.

From the landing, stripped pine door to:

Bathroom

Re-fitted bathroom with tiled floor and walls. Matching suite comprising tiled paneled bath with chrome mixer tap and separate wall mounted shower over with chrome fittings and sliding shower screen, low level WC with built in cistern and oval ceramic wash hand basin with chrome mixer tap with built in cupboards below. Heated towel rail and recessed ceiling spotlighting. Separate pine door to built in cupboard.

From the landing, stripped pine door to:

Bedroom 3

With double glazed casement window to front elevation with New England style shutters. Recess with hanging rail, ornate fireplace with cast iron inner surround and painted outer surround.

OUTSIDE

Chapel House is approached from Clapton Row via a shared gravel drive leading past the side of the property to the rear with two allocated parking spaces. A pedestrian gate leads back through to the rear garden laid to York style paving with Cotswold stone wall to two sides and close board timber fencing to the other.

SERVICES

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

BUSINESS RATES

Current rateable value (18 November 2023 to present) is £3,950. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. Your circumstances will also be taken into account.

LOCAL AUTHORITY

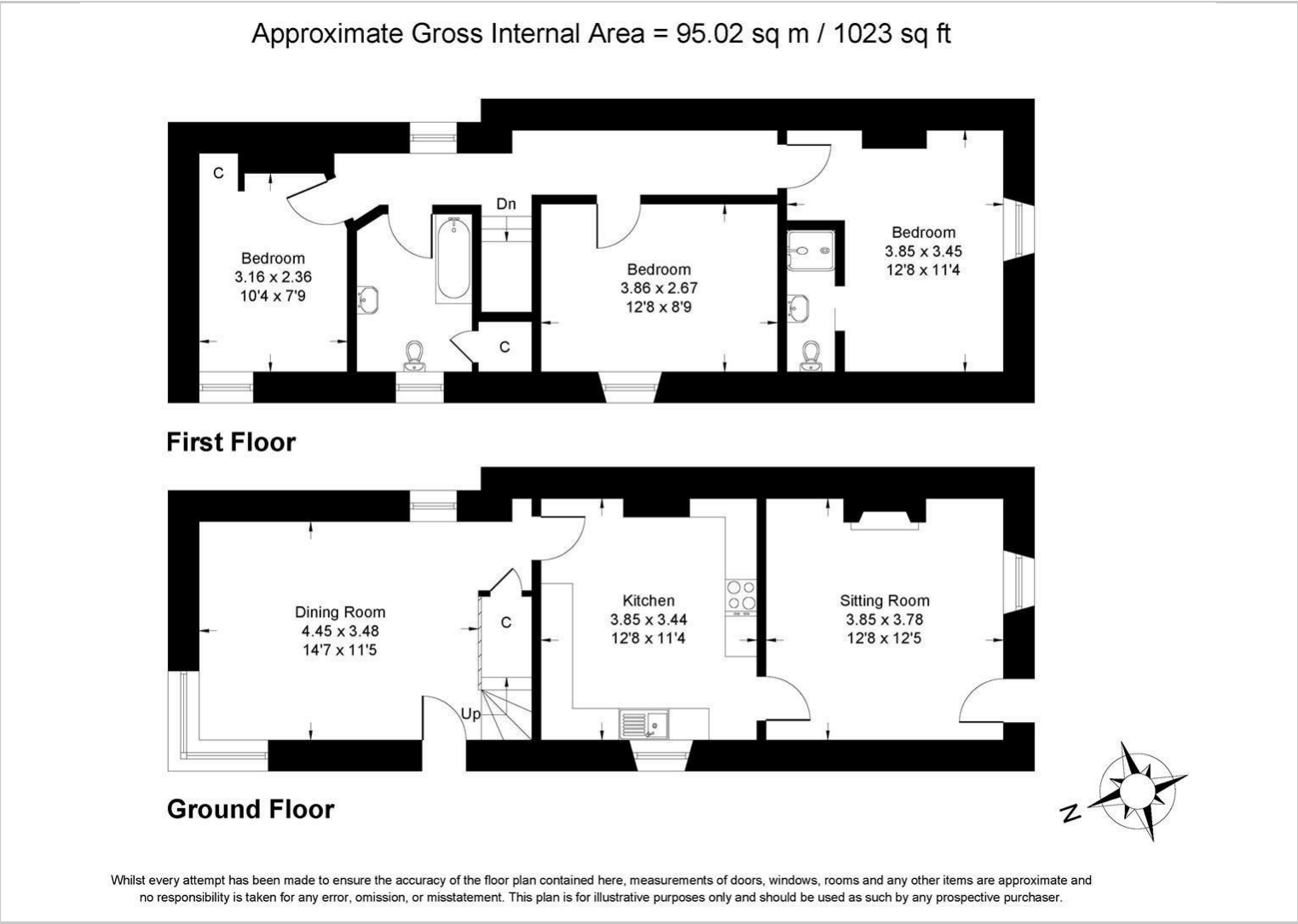
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk

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 in to 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 Chapel House will be found after a short distance on the right hand side.



Floor Plan

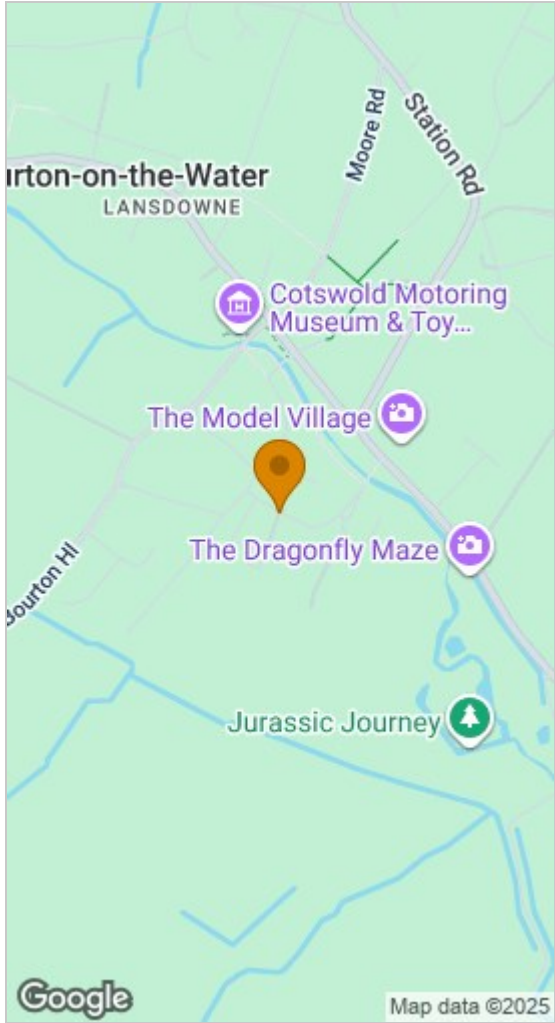


Viewing

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



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