established 200 years

Tayler & Fletcher

80 Barnsley Way

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

Guide Price £340,000

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80 Barnsley Way

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

A substantial and well presented Town House with accommodation arranged over three floors, a separate garage, parking and private south facing garden set in a convenient and popular position on the edge of the village.

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

No.80 Barnsley Way comprises a well presented mid terraced town house set at the end of Barnsley Way. The accommodation is arranged over three floors with a sitting room, cloakroom and open plan kitchen / dining room on the ground floor with French doors leading out to the south facing rear garden. On the first floor there are two double bedrooms and a bathroom and on the second floor there is a principal bedroom with dressing area and en suite shower room. Set to the rear of the house is a private rear garden with a path connecting back to the single garage which is set separately with two parking spaces to the front.

Approach

Covered entrance with outside light and painted timber front door with double glazed insert through to:

Entrance Hall

With stairs rising to the first floor and painted timber door to:

Sitting Room

With double glazed casement window to front elevation, faux fireplace set centrally and door to under stairs storage cupboard.
From the sitting room, painted timber door through to the:

Kitchen/Dining Room

With Oak floor, double glazed casement overlooking the rear garden and double glazed French doors out to the rear terrace and garden. Fitted kitchen comprising worktop with four ring gas hob with brushed stainless steel splash back and extractor over and built-in oven/grill below. Comprehensive range of below work surface cupboards and drawers, space and plumbing for washing machine or dishwasher. Three quarter height unit housing the gas fired central heating boiler. Space for upright fridge/freezer and comprehensive range of eye level cupboards. Dining area and painted timber door to:

Cloakroom

With continuation of the Oak flooring, low level WC, corner wash hand basin and tiled splash back. From the hall, stairs with timber handrail rise to the:

First Floor Landing
With painted timber balustrade and timber handrail. Casement window to front elevation and door to walk-in cupboard.
Door to:

Bedroom Three
With double glazed casement window overlooking the rear garden.
Door to:

Bedroom Two
With double glazed casement window to the front of the property.
Set to the rear of the house is the:

Family Bathroom
With matching suite of paneled bath with chrome mixer tap and handset shower attachment with tiled splash back, low level WC and pedestal wash hand basin. Double glazed casement overlooking the rear garden.
From the landing, stairs rise to the second floor:

Principal Bedroom Suite
Comprising the principal bedroom with double glazed casement windows to the front elevation. Access to roof space. Dressing area with two pairs of built-in wardrobes with mirror fronted sliding doors. Eaves storage and Velux to south elevation.
Door to:

En Suite Shower Room
With matching suite of built-in shower cubicle with sliding glazed door and chrome fittings, low level WC and pedestal wash hand basin with chrome mixer tap. Velux roof light to south elevation.

OUTSIDE
No. 80 Barnsley Way fronts on to the pavement at the far end of the development. Set to the rear of the property is a private south facing garden accessed via the French doors from the dining area with a paved terrace immediately to the rear of the house and a path leading down the side of the main garden. The garden is laid mainly to lawn with a variety of mature shrubs and plants. The pathway continues to the rear of the adjoining property to the SINGLE GARAGE with up and over door and with tandem parking to the front for two vehicles.

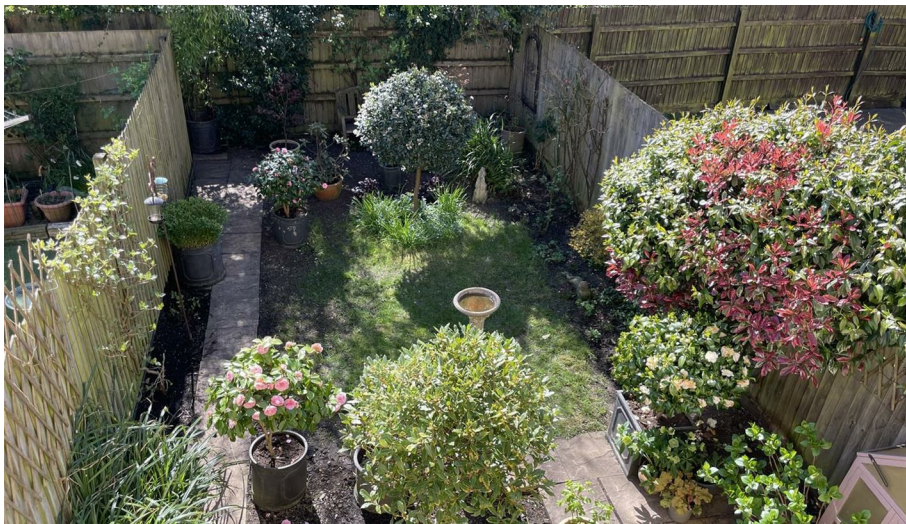
SERVICES
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

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

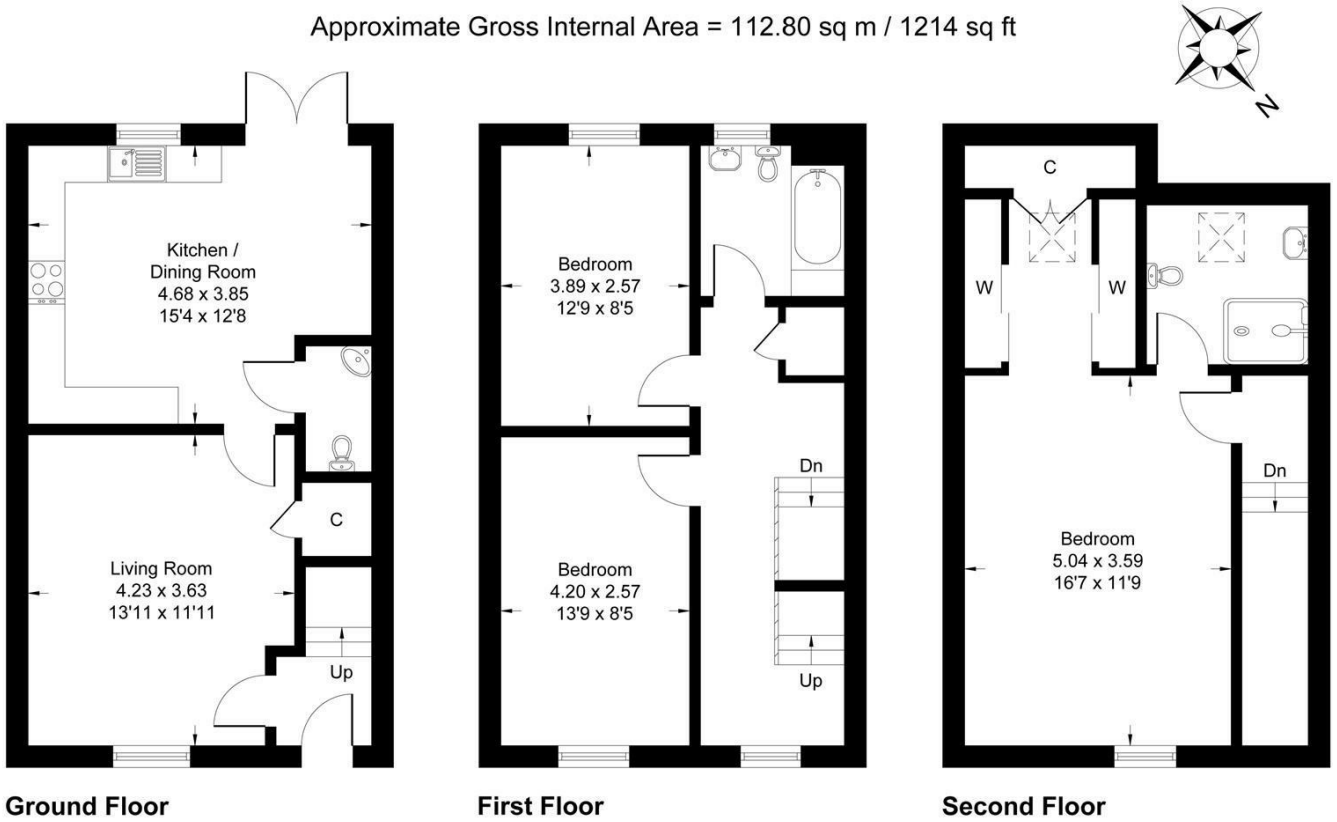
COUNCIL TAX
Council Tax band D. Rate Payable for 2026/ 2027: £2,407.84.

DIRECTIONS
From the Bourton office of Tayler & Fletcher, proceed down the High Street, turning left into Moore Road. At the Junction with Station Road turn left, continuing past the Cotswold School and Leisure Centre then take the next right hand turn signposted Meadow Way. Continue to the roundabout, turning left and proceed past Beddome Way then take the next left hand turn into Barnsley Way. Bear left at the first bend and No.80 will be found towards the end of the road on the right hand side.

What 3 Words Location: burden.glee.concerned

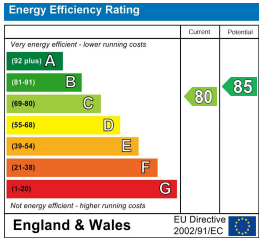


Floor Plan



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.

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