established 200 years

Tayler & Fletcher









114 Roman Way, Bourton-On-The-Water GL54 2HD

Guide Price £305,000

NO ONWARD CHAIN. A well planned 2 bedroom end of terrace house with open plan living accommodation with a good sized garden, parking, a single garage and occupying a convenient setting just off the village centre a short level walk to all the 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

The property comprises a well planned end of terrace house of reconstituted stone elevations under a plain tiled roof with accommodation arranged over two floors. On the ground floor there is an interconnecting sitting room and dining room with dual aspect and French doors leading out to the rear garden and a doorway to a fitted kitchen. On the first floor there are two good sized double bedrooms and a family bathroom. Set to the front of the house is a gravelled parking area, and there is a separate vehicular access leading to a shared forecourt and a single garage with up and over door and pedestrian door to the rear, which in turn leads to the rear garden of the property. The rear garden is laid mainly to lawn being of a good size and offering potential for further extension to the main house, subject to any necessary consents. The property generally offers some scope for updating.

Approach

Opaque part double glazed uPVC front door with outside light to:

Entrance Lobby

With tiled floor, opaque double glazed casement window to front elevation and wall mounted electricity meter. Solid timber door with decorative glazed insert to:



Sitting & Dining Room

With the sitting room comprising wide double glazed casement window with leaded lights to front elevation, stairs rising to first floor and wall mounted electricity fuse box. Painted timber door to below stairs storage cupboard with wall mounted gas meter. Wide interconnecting archway to dining area with decorative tiled floor and wide double glazed French doors leading out to the rear garden and terrace.

Archway interconnecting through to the:

Kitchen

Fitted kitchen with worktop comprising sink unit with chrome mixer tap, tiled splash back and space and electric point for Range style cooker with Belling extractor over. Range of below work surface cupboards and drawers with space and plumbing for washing machine. Three quarter height units with built-in refrigerator and freezer and range of eye level cupboards. Further wall mounted cupboard housing the gas-fired central heating boiler. Double glazed casement window with leaded lights overlooking the garden.

From the sitting room, stairs with painted timber balustrade rise to the:



First Floor Landing
With access to roof space. Painted timber door to:

Bedroom One
With double glazed casement window with leaded lights to front elevation and painted timber door to walk-in wardrobe with hanging rail and pine slatted shelving.
From the landing, painted timber door to:



Bedroom Two
With double glazed casement window with leaded lights overlooking the rear garden.
From the landing, painted timber door to:

Bathroom
With matching suite of panelled bath with chrome mixer tap, separate wall mounted shower and glazed shower screen. Low level WC, chrome heated towel rail and built-in wash hand basin with chrome mixer tap, tiled splash back and built-in cupboards below. Opaque double glazed casement window with leaded lights overlooking the rear garden.



OUTSIDE
No.114 is approached from Roman Way via a gravelled driveway with a pathway leading down the side and also in turn to the front door. Set to the rear of the house is the principal garden of a good size and laid mainly to lawn with close board timber fencing, mature Yukka, Palm and a variety of further shrubs and trees. With a deep paved terrace immediately to the rear of the house and separate access leading to the separate single garage comprising one of five in a block to the side, with separate vehicular access.



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.

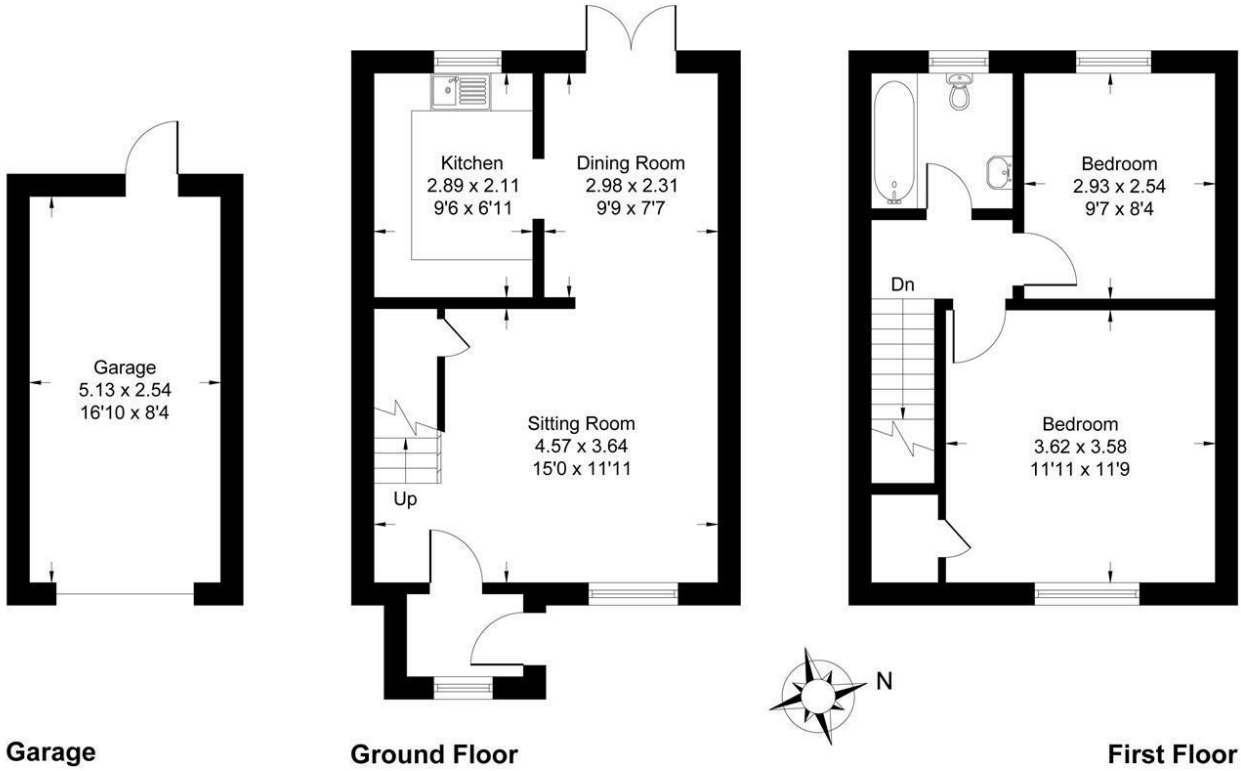
COUNCIL TAX
Council Tax band C. Rate Payable for 2026/ 2027: £2,140.31.

DIRECTIONS
From the Bourton office proceed down the High Street towards the village green, turning left into Moore Road. Proceed to the end of the road and turn left onto Station Road. Continue past the Cotswold School and take the right hand turn in to Roman Way. Proceed along Roman Way and No. 114 will be found after a short distance on the left hand side.

What 3 Words: remarking.buckets.sprouting

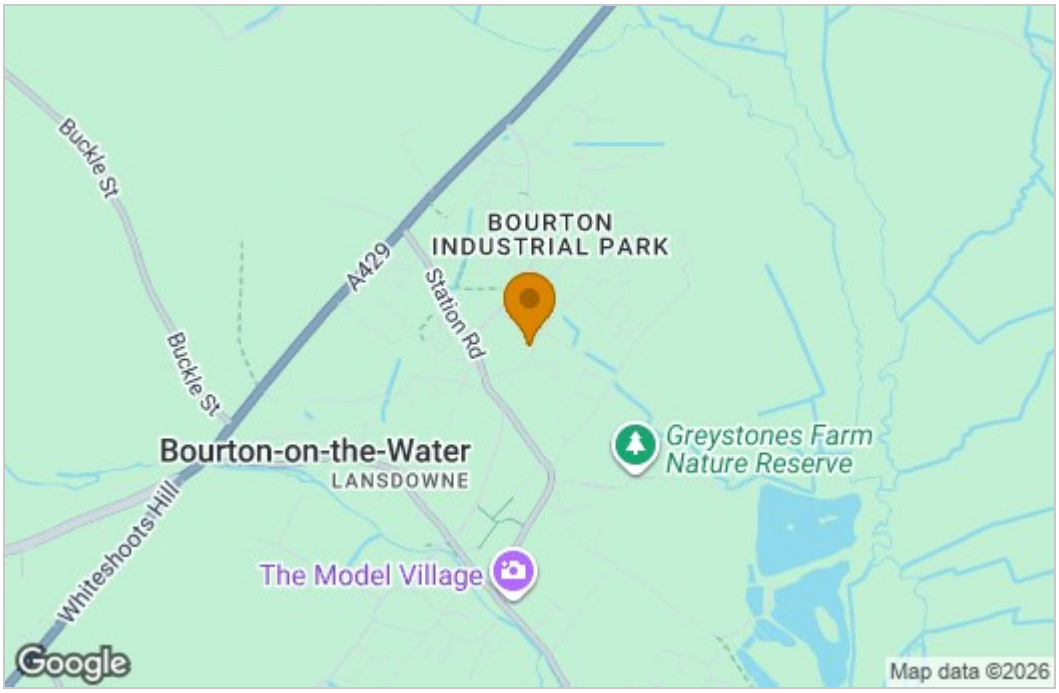
Floor Plan

Approximate Gross Internal Area = 63.26 sq m / 681 sq ft
Garage = 13.03 sq m / 140 sq ft
Total = 76.29 sq m / 821 sq ft

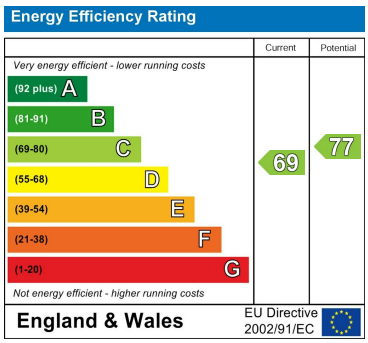


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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.

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