

established 200 years

Tayler & Fletcher

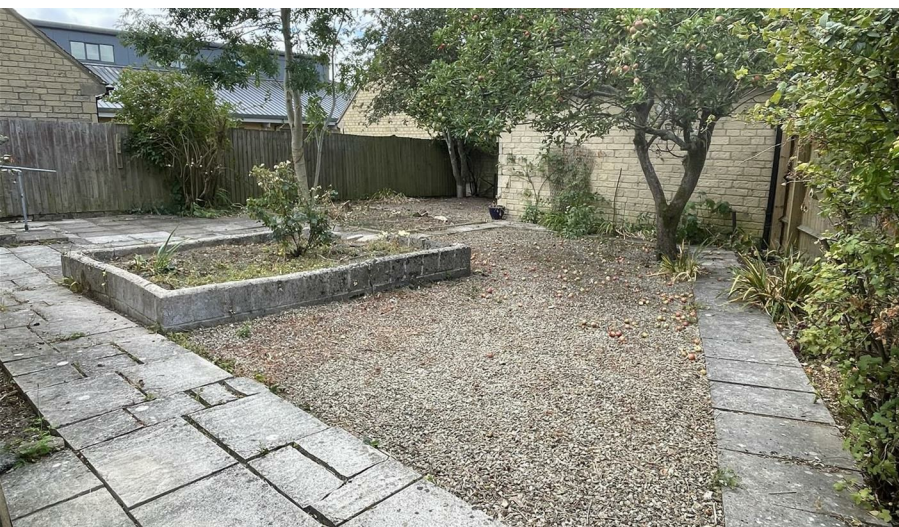


30 Park Farm

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

Guide Price £350,000





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NO ONWARD CHAIN. A detached bungalow situated in the sought-after village of Bourton-on-the-Water, with a private garden filled with a variety of mature shrubs and plants. The property also benefits from a single garage offering secure parking and additional storage.

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

30 Park Farm comprises a good sized detached two double bedroom bungalow occupying a mature residential position just off the village centre. The accommodation comprises a sitting room with a serving hatch through to a fitted kitchen and with two double bedrooms and a bathroom. The property is constructed of reconstituted stone elevations under a plain concrete tiled roof and has the benefit of a single garage to the side, parking, and a good sized rear garden with a lovely westerly aspect. There is also a mature front garden. The property offers considerable potential for further improvement and/or alteration subject to any necessary consents.

Approach

30 Park Farm is approached from the end of a cul-de-sac with a tarmac driveway. The property has an opaque double glazed UPVC front door, with outside light.

Entrance hall

With access to roof space and door to the airing cupboard with lagged hot water cylinder with pine slatted shelving and a separate door to the cloaks cupboard. A painted timber door, with opaque glazed panels to:

Sitting/Dining Room

With wide double glazed casement window to front elevation, gas-fired coal effect fire, two wall light points and serving hatch through to the kitchen. From the hall, opaque glazed panelled painted timber door to:

Kitchen/Breakfast room

Fitted kitchen comprising of sink unit with chrome mixer tap, range of below surface cupboards and drawers, space and plumbing for washing machine and a range of eye levels cupboards. Further matching worktop with a four-ring Belling electric hob with extractor over and built-in cupboards and drawers below, Three quarter height unit to one side with built-in oven/grill and separate built in refrigerator and freezer to the side. Wall mounted Viessmann gas-fired central heating boiler. wide double glazed casement window to the rear elevation and separate part opaque double glazed uPVC door to the rear garden. There is also a folding breakfast bar.

From the hall, doorto:

Bedroom One

With wide double glazed casement window to front elevation and built-in cupboard hanging rail and shelving.

From the hall, door to:

Bedroom Two

With wide double glazed casement window overlooking the rear garden, and with built-in cupboard with hanging rail and shelving.

From the hall, door to:

Bathroom

With matching suite, with pedestal wash hand-basin, low level WC and a sunken bath with chrome mixer tap and a wall mounted triangle shower over and part tiled walls. Opaque double glazed casement to rear elevation.

OUTSIDE

30 Park Farm is approached from the end of the cul-de-sac with a tarmacadam driveway, in-turn leading to the SINGLE ATTACHED GARAGE with an up and over door. The front garden is designed with minimum maintenance with a part dwarf Cotswold stone wall and clipped evergreen shrubs and plants, and paved overall with a path leading to the front door.

Set to the rear of the property and accessed either via the door from the kitchen or alternatively via a separate gate from the side of the property is the rear garden enjoying a lovely westerly aspect, with a wide paved terrace across the rear of the house and with gravelled borders and a raised central bed with a number of mature shrubs and plants, including a mature Apple and Ash tree. Attached to the rear of the house is a covered bin store and a pedestrian gate leading back through into the garage. The garage has lights, power and a single up and over door and potential eves storage.

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

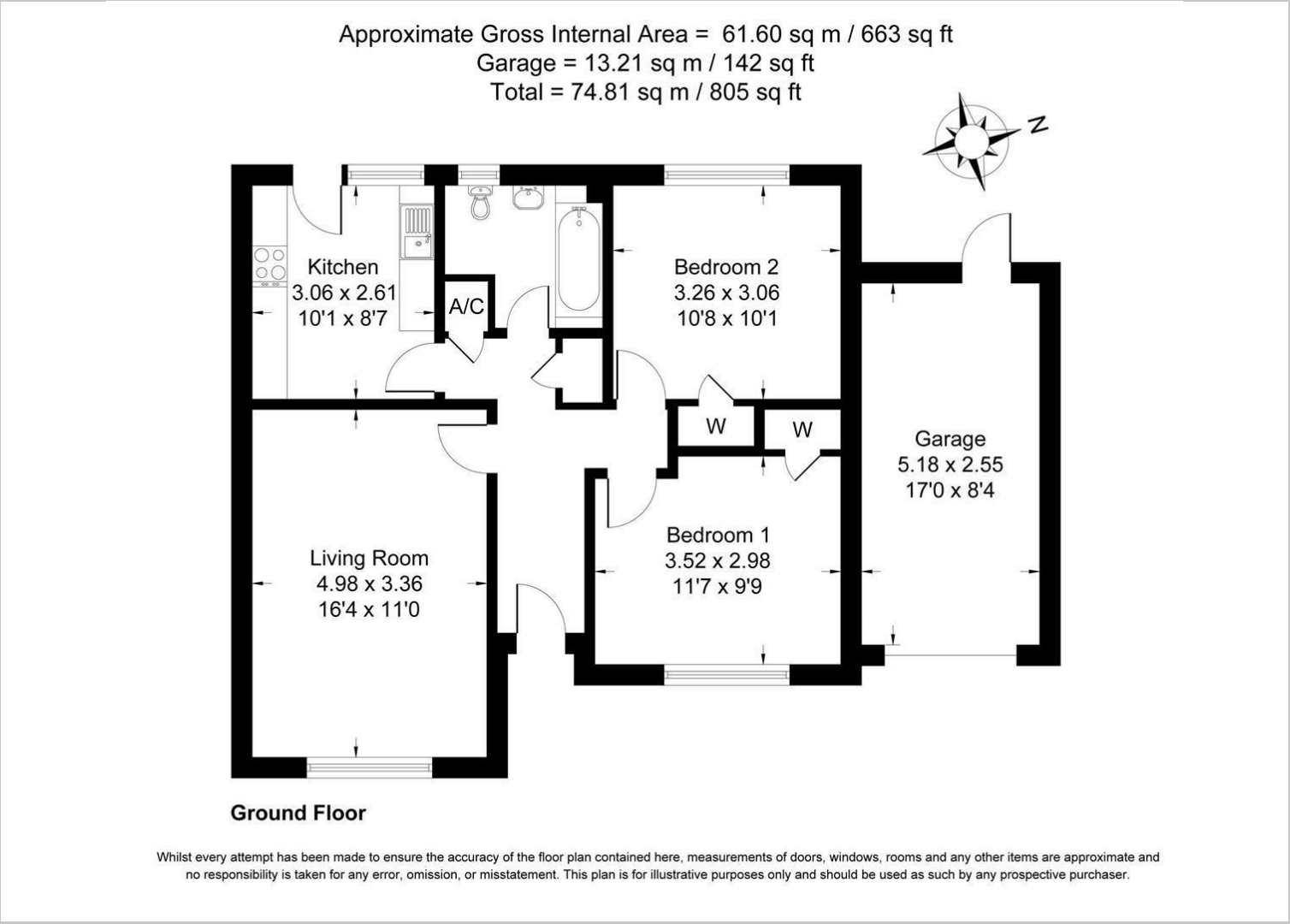
Council Tax band D. Rate Payable for 2026/ 2027: £2407.84

DIRECTIONS

From the Tayler & Fletcher Bourton office proceed along the High Street and turn left into Moore Road. At the end of Moore Road turn left on to Station Road. Proceed along Station Road, past the Cotswold School, take a left hand turn into Park Farm, and take the second cul de sac on the left hand side, and No.30 will be found shortly 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.

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.

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	