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Taylor & Fletcher



26 Park Farm

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

Guide Price £369,000





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NO ONWARD CHAIN. A well presented detached 3 bedroom house set in a generous plot with a single garage, parking and garden a short walk from the village centre, The Cotswold School and the leisure centre.

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 presented detached house of reconstituted stone elevations under a plain concrete tiled roof with accommodation arranged over two floors comprising a staircase hall with cloakroom off, an open plan living room with dining and seating areas and a dual aspect with windows to front and rear. There is also a fitted kitchen and a large garden room to the rear, enjoying a lovely aspect out over the garden. On the first floor there are three bedrooms and a family bathroom. The house has a good sized garden to the front, side and rear of the property being principally walled and with direct access to the adjoining garage and with driveway parking. The property is offered for sale with no onward chain.

Approach

Decorative double glazed and panelled front door to:

Hall

With stairs rising to first floor, opaque decorative double glazed casement window to front elevation. Timber door to cloaks cupboard with hanging rail and shelving.

Separate timber door to:

Cloakroom

With low level WC, wall mounted wash hand basin and part tiled walls, Wall mounted electricity fuse box and opaque double glazed casement to side elevation.

Opaque glazed painted timber door to:

Kitchen

Comprising a fitted kitchen with worktop with one and a half bowl stainless steel sink unit with chrome mixer tap. Tiled splash back. Space and plumbing for washing machine and space for refrigerator. Built-in cupboards, range of eye level cupboards with display shelving over with one housing the Worcester gas-fired central heating boiler. Further matching worktop with four ring gas hob with built-in oven/grill below and extractor over. Range of below work surface cupboards and drawers and further range of part-glazed eye level cupboards and display shelving. Serving hatch through to living room. Double glazed casement window and opaque double glazed door to conservatory. Recessed ceiling spotlighting.

From the hall, opaque glazed door through to:

Conservatory

With dwarf walls, double glazed casements and a pitched double glazed roof over. Separate double

glazed door leading out to the rear garden.
From the hall, door to:

Living Room

Comprising dining and seating areas, with double aspect with wide double glazed casement windows to front and rear elevations. Serving hatch through to the kitchen and fixed double glazed floor to ceiling window to the conservatory.
From the hall, stairs with painted timber balustrade and handrail rise to the:

First Floor Landing

With access to roof space. Built-in airing cupboard over the stairs with pine slatted shelving and foam lagged hot water cylinder.
Timber door to:

Bedroom One

With wide double glazed casement overlooking the rear garden. Two built-in wardrobes with hanging rail and shelving.

Bedroom Two

With wide double glazed casement window overlooking the rear garden.

Bedroom Three

With double glazed casement window to the front elevation.

Bathroom

With matching suite comprising panelled bath with chrome mixer tap, bi-fold shower screen and separate wall mounted Mira shower over,, low level WC and pedestal wash hand basin. Opaque double glazed casement window to front elevation. Recessed ceiling spotlighting.

OUTSIDE

No.26 Park Farm is approached from the cul-de-sac via a paved path with dwarf reconstituted stone walls surrounding the front garden. The path continues to the side with further garden laid to lawn, a pedestrian gate and a full height reconstituted stone wall leading through to the rear garden. There is a wide paved terrace to the side accessed from the conservatory and the

remainder of the garden is laid principally to lawn with herbaceous borders and shrubs surrounding. A pathway continues to a further pedestrian gate to the parking area and separate pedestrian door to the SINGLE GARAGE., approached via a tarmacadam driveway with single up and over door and of reconstituted stone elevations under a plain concrete tiled roof. Bin store to side.

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

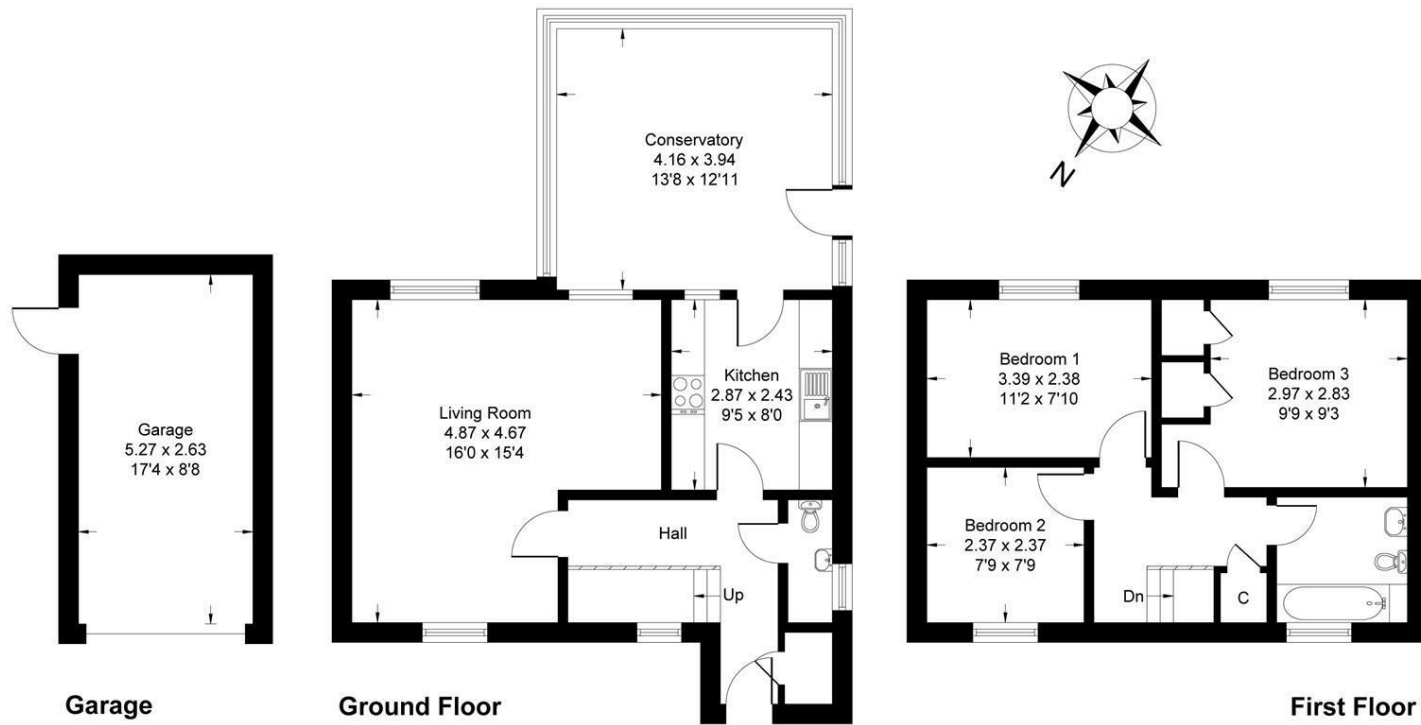
From the Bourton office, proceed along the High Street, turn left into Moore Road, at the end of the road turn left on to Station Road. Proceed along Station Road, passing The Cotswold School and take the next left hand turn into Park Farm. Follow the road down to the end and No.26 can be found towards the end of the cul de sac on the left hand side.

What 3 Words: coached.postings.chills



Floor Plan

Approximate Gross Internal Area = 89.71 sq m / 966 sq ft
 Garage = 13.86 sq m / 149 sq ft
 Total = 103.57 sq m / 1115 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	