established 200 years

Tayler & Fletcher



30 Swallow Road

Bourton-on-the-Water, GL54 2RW

Guide Price £297,250

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NO ONWARD CHAIN. A well presented 2 bedroom end of terrace house set in a popular residential location on the edge of the village with private garden and parking for two vehicles.

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

A two bedroom end of terrace house with well-planned accommodation, comprising entrance hall, sitting room, kitchen/dining room with separate utility area and a cloakroom on the ground floor. On the first floor there are two double bedrooms, one with en-suite shower room and a separate family bathroom. To the rear of the property is a garden with paved terrace area and pedestrian access to the side of the property and the parking area. No. 30 is situated within a residential development just 15 minutes' walk from the Co-op supermarket, The Cotswold School and the centre of this popular village.

Approach

Covered entrance with outside light and opaque glazed paneled front door to:

Entrance Hall

With stairs rising to first floor. Wall mounted electricity fuse box and painted timber door through to the:

Sitting Room

With wide double glazed casement window to front elevation. Wall mounted heating and hot water time clock. Painted timber door to under stairs storage cupboard.
Wide archway through to:

Kitchen/Dining Room

Fitted kitchen comprising worktop with four ring Bosch halogen hob with brushed stainless steel splash back and brushed stainless steel Bosch extractor over and oven/grill below. Comprehensive range of below work surface cupboards, one and a half bowl sink unit with chrome mixer tap and matching worktop upstand. Range of eye level cupboards and built in refrigerator and freezer to one side. Wide double glazed french doors with matching panels to either side lead out to the rear terrace and garden. Archway to:

Utility Area

With worktop with built in cupboard below, space and plumbing for washing machine and cupboard housing the Ideal gas fired central heating boiler. Painted timber door to:

Cloakroom

With low level WC and wall mounted wash hand basin with chrome mixer tap.

From the hall, stairs with timber handrail and 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 to rear elevation and built in wardrobe with mirror fronted sliding doors. Painted timber door to:

En Suite Shower Room
With deep built in shower cubicle with bi-fold glazed doors, wall mounted wash hand basin with chrome mixer tap, low level WC and vertical heated towel rail. Opaque double glazed casement to rear elevation.
From the landing, painted timber door to:

Bathroom
With tiled floor, paneled bath with chrome mixer tap and handset shower attachment, low level WC, wash hand basin with chrome mixer tap and built in drawers below. Painted vertical heated towel rail, part tiled and part mirrored wall. Opaque double glazed casement to side elevation.
From the landing, painted timber door to:

Bedroom Two
With double glazed casement window to front elevation. Recess with wide built in wardrobe with hanging rail and shelving with mirror fronted sliding doors. Built in cupboard over stairs.

OUTSIDE
No.30 fronts on to Swallow Road with a hedge and path to the front door. Set to the rear of the house is a paved terrace with a close board timber fence to the rear garden which is laid principally to lawn. There is a separate pedestrian access to the side with a shared tarmacadum driveway leading in turn to two parking spaces belonging to No.30.

SERVICES
Mains Gas, Electricity, Water and Drainage are connected.

LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000)

COUNCIL TAX
Council Tax band B. Rate Payable for 2026/ 2027: £1872.77

MANAGEMENT CHARGE
Please note there is a management charge for maintenance of the open spaces on the development known as 'Bourton Chase'. The charge for this is currently circa £101 for a 6 month period. The management company is Meadfleet Limited.

DIRECTIONS
From the Bourton-on-the-Water office, proceed onto the A429 Fosseway towards Stow-on-the-Wold and continue through the traffic lights. Take the next turning on the right into Meadow Way (signposted to Bourton Link Industrial Estate), continue to the mini roundabout, turning left on to Bourton Link, take the first right opposite Travis Perkins, and then right again in to Swallow Road, where the property will be found on the right hand side.

What3Words location: handsets.replying.mailings

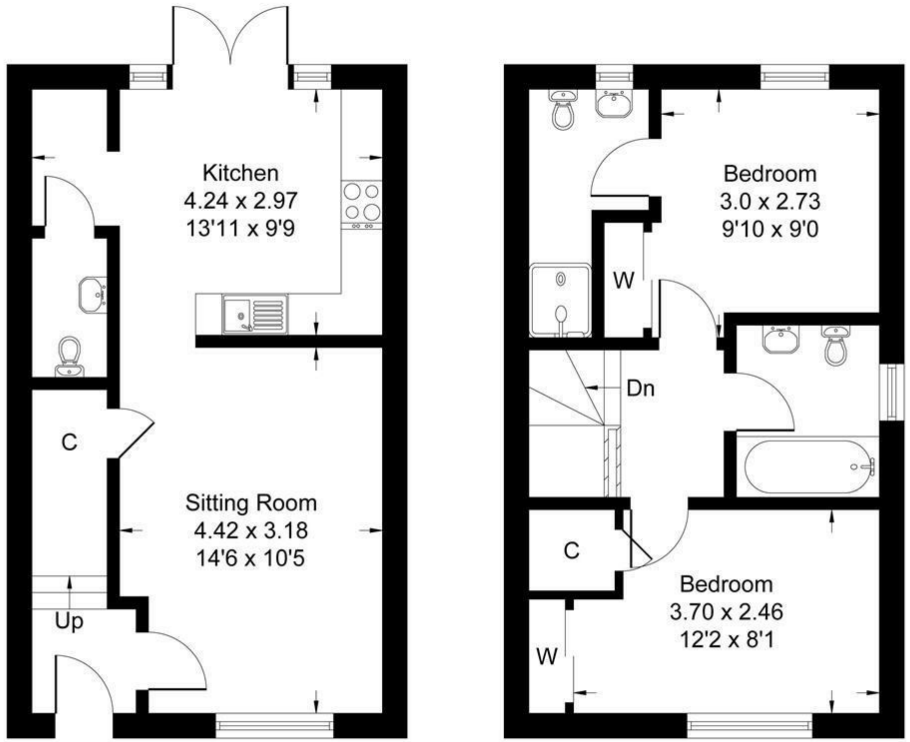






Floor Plan

Approximate Gross Internal Area = 63.94 sq m / 688 sq ft

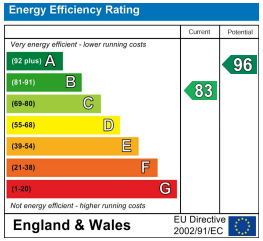


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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