established 200 years

Tayler & Fletcher

37 Barnsley Way, Bourton-On-The-Water, Cheltenham GL54 2GJ

Guide Price £307,500

A two bedroom semi-detached house with driveway parking for two vehicles and enclosed, landscaped rear garden. Occupying a mature residential position on the edge of the village a short walk from The Cotswold School and 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

No.37 Barnsley Way comprises a well presented semi-detached house set at the end of Barnsley Way, a no through road. The property provides well planned accommodation arranged over two floors with a central hall, cloakroom, fitted kitchen and open plan living room to the rear with French doors out to the terrace and garden. On the first floor there are two double bedrooms and a family bathroom. The property has parking for two cars to the front, with a side garden and access to the side with shed and in turn leading to the landscaped rear garden laid mainly to lawn with seating area, paved terrace and raised planters and a close board fence surrounding.

Approach

Front door with opaque double glazed insert to:

Hall

With tiled floor, stairs rising to first floor and painted timber door to:

Cloakroom

With continuation of the tiled floor, low level WC, corner pedestal wash hand basin with chrome taps and tiled splash back. Opaque double glazed casement window to front elevation.
From the hall, painted timber door through to:

Kitchen

With fitted kitchen comprising four ring gas hob with brushed stainless steel splash back and extractor over and built-in oven/grill below. Space and plumbing for washing machine, sink unit with chrome mixer tap, double glazed casement window to front elevation, below work surface cupboards and drawers and range of eye level cupboards. Space for upright fridge/freezer.
From the hall, painted timber door through to the:

Sitting Room/Dining Room

With door to built-in below stairs storage cupboard and double glazed french doors leading out to the rear garden and terrace.
From the hall, stairs with timber handrail and painted timber balustrade lead to the:

First Floor Landing

With painted timber door to:

Bedroom One

With double glazed casement window to front elevation and built-in cupboard with louvred doors over the stairs. Access to roof space.
From the landing, painted timber door to:

Bathroom

With matching suite of low level WC, pedestal wash hand basin with chrome mixer tap and tiled splash back, panelled bath with wall mounted shower with chrome fittings and glazed shower panel. Tiled floor. Recessed ceiling spotlighting.
From the landing, painted timber door to:

Bedroom Two

With double glazed casement window overlooking the rear garden. Painted timber door to built-in cupboard housing the Ideal gas-fired central heating boiler and with pine slatted shelving.

OUTSIDE

37 Barnsley Way is set at the end of the cul-de-sac with parking for two cars on a pavioured driveway to the front, with a path leading to the front door. There is separate access around the side of the property which in turn leads to the rear garden, which has been landscaped by the current owners. There is a deep paved terrace immediately to the rear of the house with raised sleeper beds surrounding and in turn leading to the lawn with sculpted graveled borders to one side, raised beds to the corner and with close boarded timber fencing.

SERVICES

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

COUNCIL TAX

Council Tax band B. Rate Payable for 2025/ 2026: £1,775.77.

LOCAL AUTHORITY

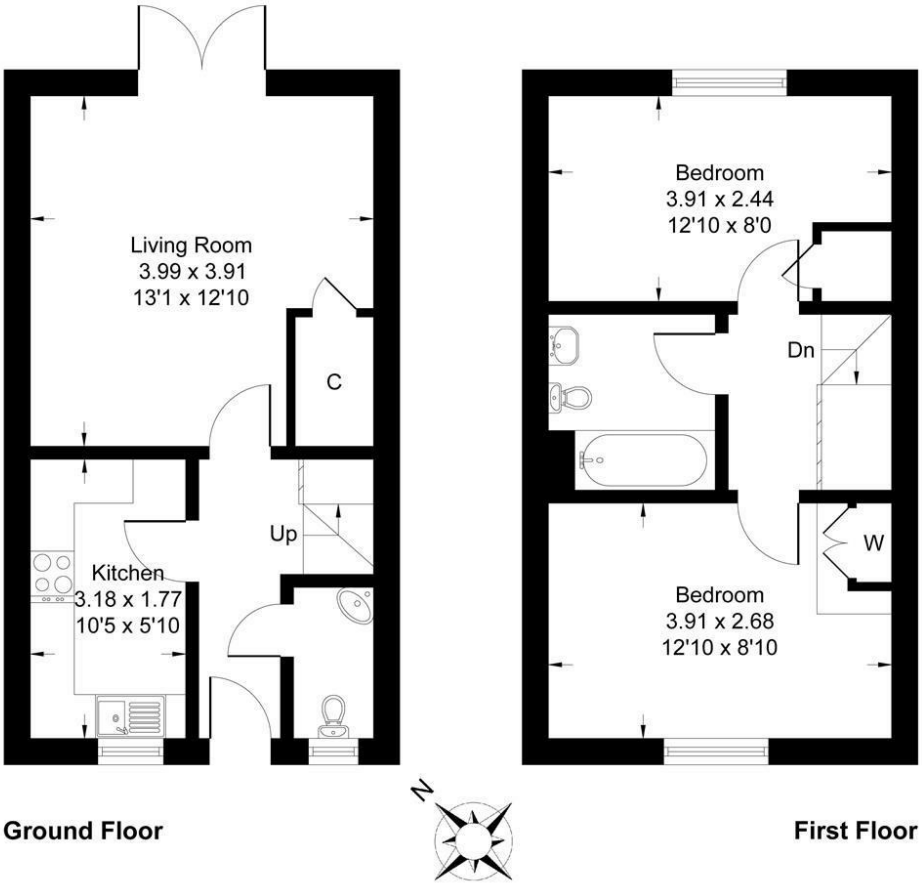
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

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.37 will be found towards the end of the road on the left hand side.

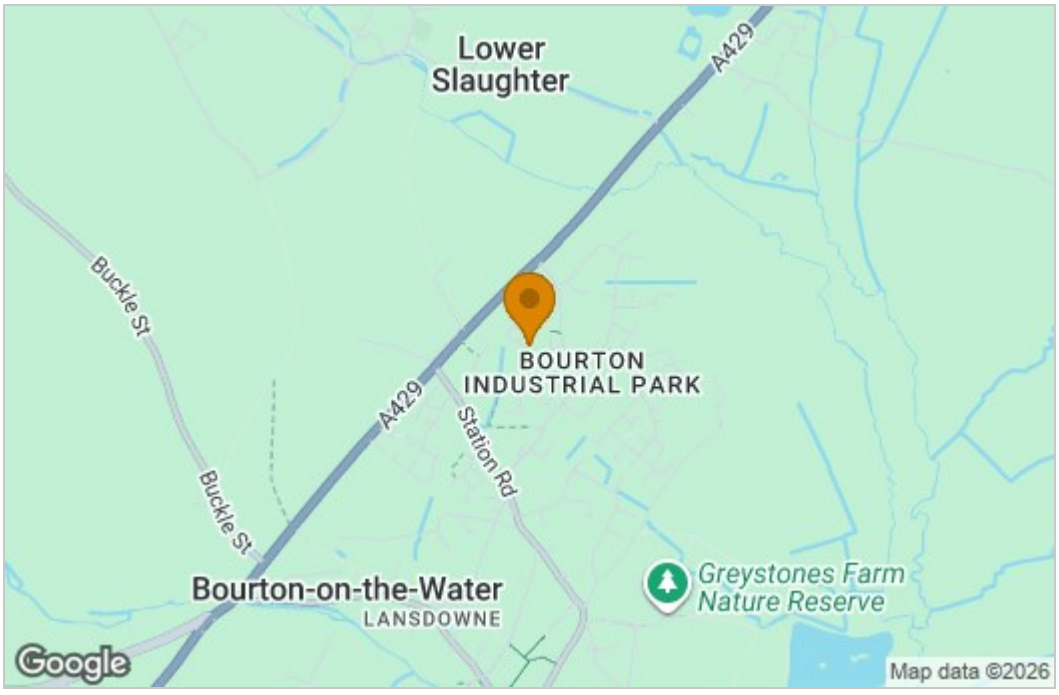
Floor Plan

Approximate Gross Internal Area = 57.24 sq m / 616 sq ft

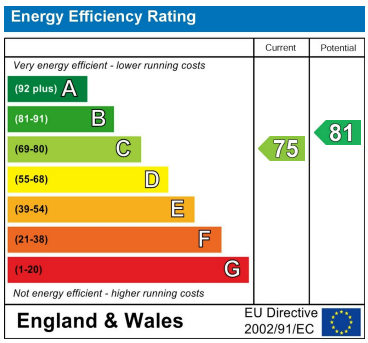


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

London House High Street, Bourton-on-the-Water, Gloucestershire, GL54 2AP
T: 01451 820913 E: bourton@taylerandfletcher.co.uk