established 200 years

Tayler & Fletcher

16 Pegasus Court, Bourton-On-The-Water, Cheltenham GL54 2BA

Guide Price £180,000

A well appointed two bedroom terraced house with private west-facing garden and separate single garage, set in the heart of this popular development for the over 55's and situated close to all of the village amenities.
NO ONWARD CHAIN.

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. 16 Pegasus Court comprises a terraced reconstituted stone house set within this popular development for the over 55's with accommodation arranged over two floors. The accommodation briefly comprises a kitchen, cloakroom and living room/ dining room on the ground floor with sliding French doors to the Conservatory to the rear with french doors out to the private garden. On the first floor there are two double bedrooms and a shower room. The property is offered for sale with no onward chain.

Approach

Covered entrance with outside store and painted timber door with arched glazed fan light to:

Hall

With stairs rising to first floor, door to below stairs storage cupboard with wall mounted electricity fuse box and timber door to:

Cloakroom

With low-level WC and pedestal wash hand basin.

From the hall, timber door to:

Kitchen

With quartz style worktop, stainless steel sink unit with mixer tap, four ring Neff hob with Neff extractor over, a range of below worksurface cupboards and drawers, a range of eye-level cupboards and three quarter height unit with built-in Neff oven/grill with cupboards above and drawers below, space for upright fridge/freezer, recessed ceiling spotlighting and wall mounted heater.

From the hall, timber door to:

Sitting Room/ Dining Room

With casement window, three wall light points, coved ceiling and double glazed sliding doors to:

Conservatory

With tiled floor and uPVC double glazed casements and French doors out to the garden with pitched translucent roof, wall mounted heater.

From the hall, stairs with timber balustrade and handrail rise to the:

First Floor Landing

With access to roof space and timber door to:

Bedroom 1 (Rear)

With a wide double glazed casement window overlooking the rear garden, an extensive range of built-in wardrobes with hanging rail and shelving.

From the landing, timber door to:

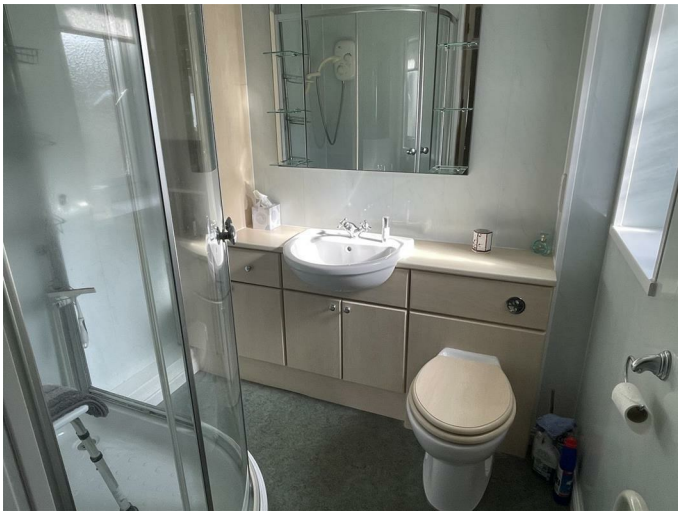
Bedroom 2 (Front)

With double glazed casement to front elevation and panel heater.

From the landing, timber door to:

Shower Room

With built-in shower with curved glazed doors, wall mounted Mira shower, in-set oval wash hand basin with built-in drawers and cupboards surrounding, low-level WC with timber seat and opaque double glazed casement to side elevation, Dimplex fan heater, recessed ceiling spotlighting. Airing cupboard with pine slatted shelving and foam lagged hot water cylinder.



OUTSIDE

16 Pegasus Court is approached from the shared communal gardens and grounds. Set to the rear of the property is a private West facing paved courtyard garden with close board timber fencing surrounding. Set separately and accessed from the communal parking area is a SINGLE GARAGE with single up and over door.

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 Bourton office, proceed down through the High Street passing the green and the village centre. At the junction turn left in to Station Road. Pass the service station and take the right hand turn into Roman Way and then immediately left into Pegasus Court.

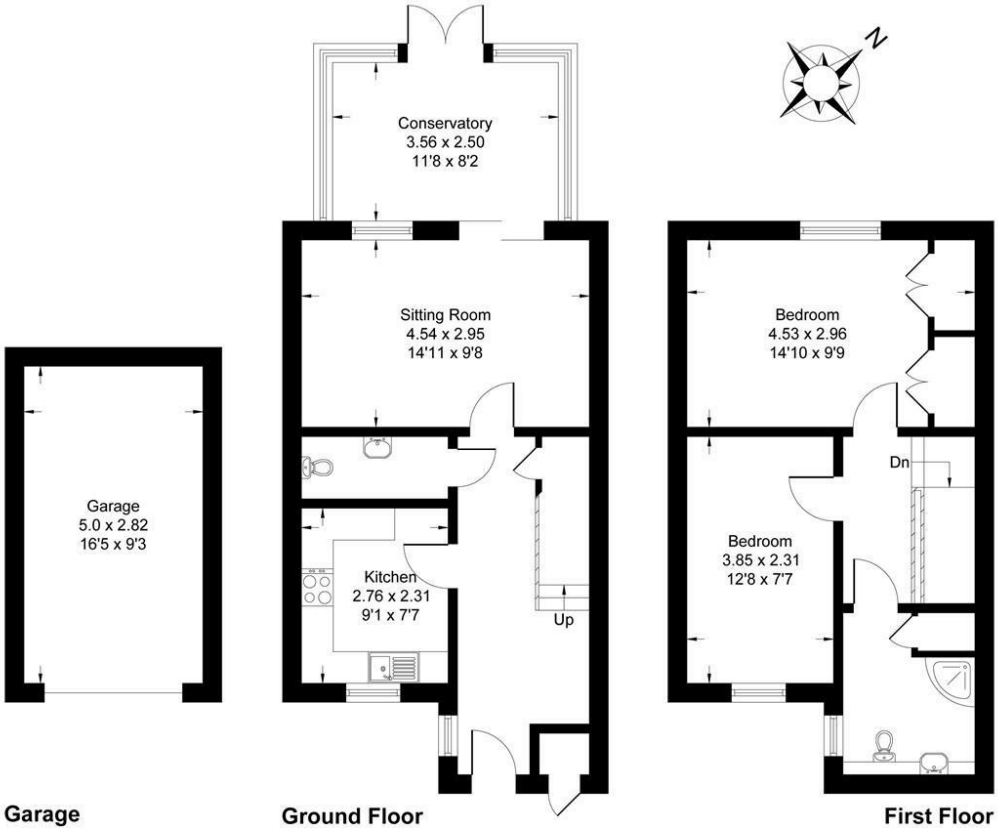
What3Words:

TENURE

Leasehold. 150 year Lease- approximately 114 years remaining. Management charges approximately £3,162 per annum. Further details available from the agents.

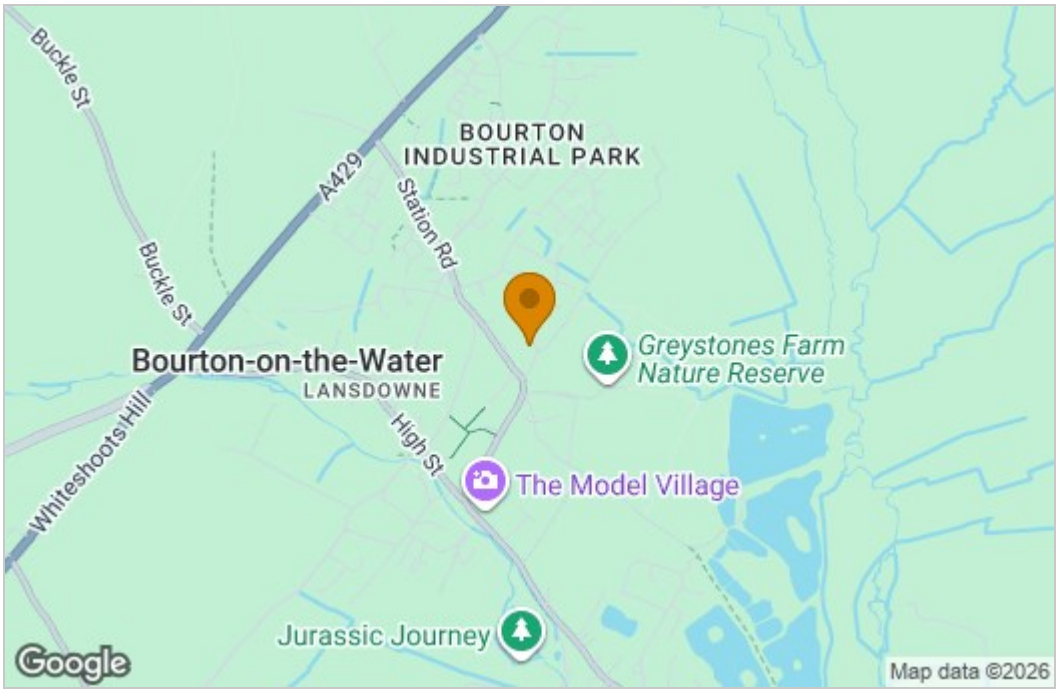
Floor Plan

Approximate Gross Internal Area = 79.43 sq m / 855 sq ft
Garage = 14.10 sq m / 152 sq ft
Total = 93.53 sq m / 1007 sq ft

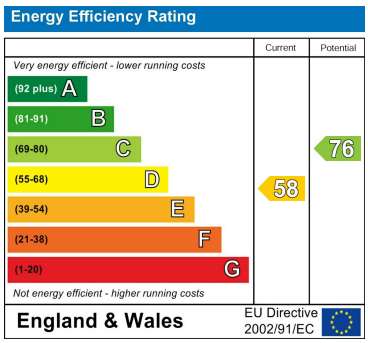


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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