established 200 years

Tayler & Fletcher

14 Salmonsbury, Station Road

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

Guide Price £345,000

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NO ONWARD CHAIN. A spacious and well presented three-bedroom family home, conveniently located within walking distance of village amenities and the highly regarded Cotswold School.

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

14 Salmonsbury comprises a beautifully appointed and substantially extended terraced house occupying a central position within the village. The property is constructed of rendered elevations under a plain concrete tiled roof and provides two large reception rooms and a kitchen/breakfast room on the ground floor together with a cloakroom and rear hall. On the first floor there are three good sized double bedrooms, a large family bathroom and walk-in cupboard. Externally, the property benefits from a well-maintained and sizeable rear garden, together with access to communal parking within the Salmonsbury parking area.

Approach

Shared gate and pedestrian access lead to the uPVC front door with opaque double glazed insert and outside light to:

Hall

With stairs rising to first floor. Painted timber door through to:

Sitting Room

With double glazed casement to front elevation. Fireplace fitted with a gas coal effect fire with ornate surround. Coved ceiling.
Archway interconnecting through to the:

Dining Room

With double glazed French doors leading out to the rear garden. Coved ceiling. Separate painted timber door to rear hall.
From the hall, painted timber door through to the:

Kitchen

Fitted kitchen comprising one and a half bowl sink unit with chrome mixer tap and worktop. Space and gas point for cooker. Space and plumbing for washing machine. Comprehensive range of built-in cupboards and drawers and eye level cupboards over with extractor over oven position. Recessed ceiling spotlighting. Three quarter height larder cupboard to one side. Space for upright fridge/freezer. Wall mounted Worcester gas-fired central heating boiler.
Archway interconnecting through to the:

Rear Hall

With painted timber door to below stairs storage cupboard. Tiled floor throughout. Double glazed casements to front and rear elevations.
From the rear hall, step down to:

Rear Lobby

Which may also be accessed via the dining room. Painted timber door to:

Cloakroom

With opaque double glazed casement to side elevation. Low level WC and pedestal wash hand

basin with chrome taps and tiled splash back. From the rear lobby, uPVC part double glazed door to the rear garden.
From the hall, stairs with painted timber handrail rise to the:

First Floor Landing
With access to roof space. Painted timber door to:

Bedroom One
With double glazed casement windows to front and rear elevations. Central bed position and extensive range of built-in eye level cupboards, bedside cabinets, display shelving and wardrobes with matching vanity unit. Built-in airing cupboard to the corner with foam lagged hot water cylinder and pine slatted shelving.
Painted timber door to:

Bedroom Two
With double glazed casement window overlooking the front of the property. Extensive range of built-in cupboards with louvred doors.
From the landing, painted timber door to:

Bathroom
With tiled paneled bath with chrome fittings, pedestal wash hand basin with chrome fittings and low level WC. Tiled walls throughout. Recessed ceiling spotlighting. Deep walk-in shower with glazed panels and door and wall mounted Mira shower. Opaque double glazed casement to side elevation.
From the landing, archway interconnecting through to the rear landing with double glazed casement to side elevation and painted timber door to walk-in cupboard currently utilised as a home office.
Painted timber door to:

Bedroom Three
With wide double glazed casement window overlooking the rear garden.

OUTSIDE
No.14 Salmonsbury is approached from Station Road via a shared pedestrian access and in turn leading to the private path to the front of the property. With mature lavender and plants in a graveled bed with a reconstituted stone wall fronting on to Station Road. There is a shared access along the side of the property leading to the rear garden which can also be approached from the rear hall with an extensive paved terrace and reconstituted stone dwarf wall. Steps lead down to the principle garden with mature herbaceous borders and partly laid to lawn with an extensive paved terrace with detached summerhouse, shed and a greenhouse to the far corner. The garden is bordered by close board timber fencing.

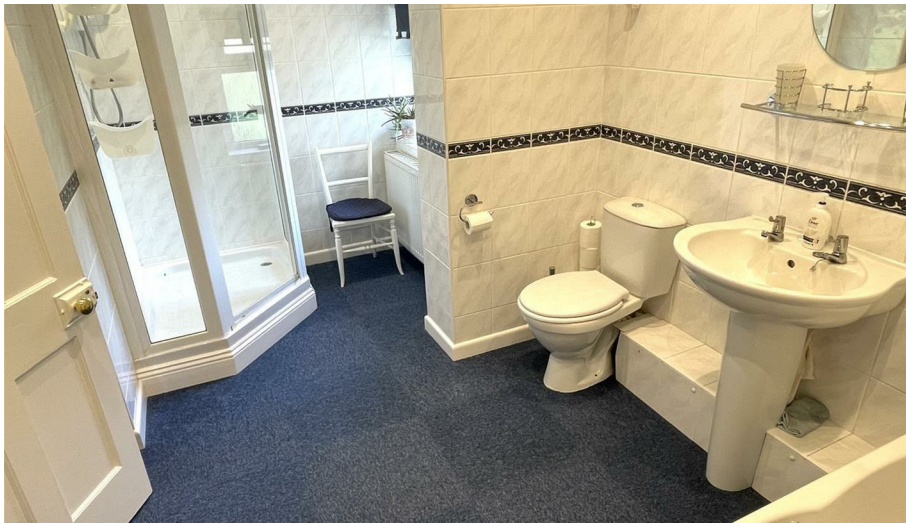
SECTION 157
14 Salmonsbury was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived and worked within Gloucestershire or The Cotswolds Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing of the subject property. The property is also restricted for use as a main residence and not as a second or holiday home.

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

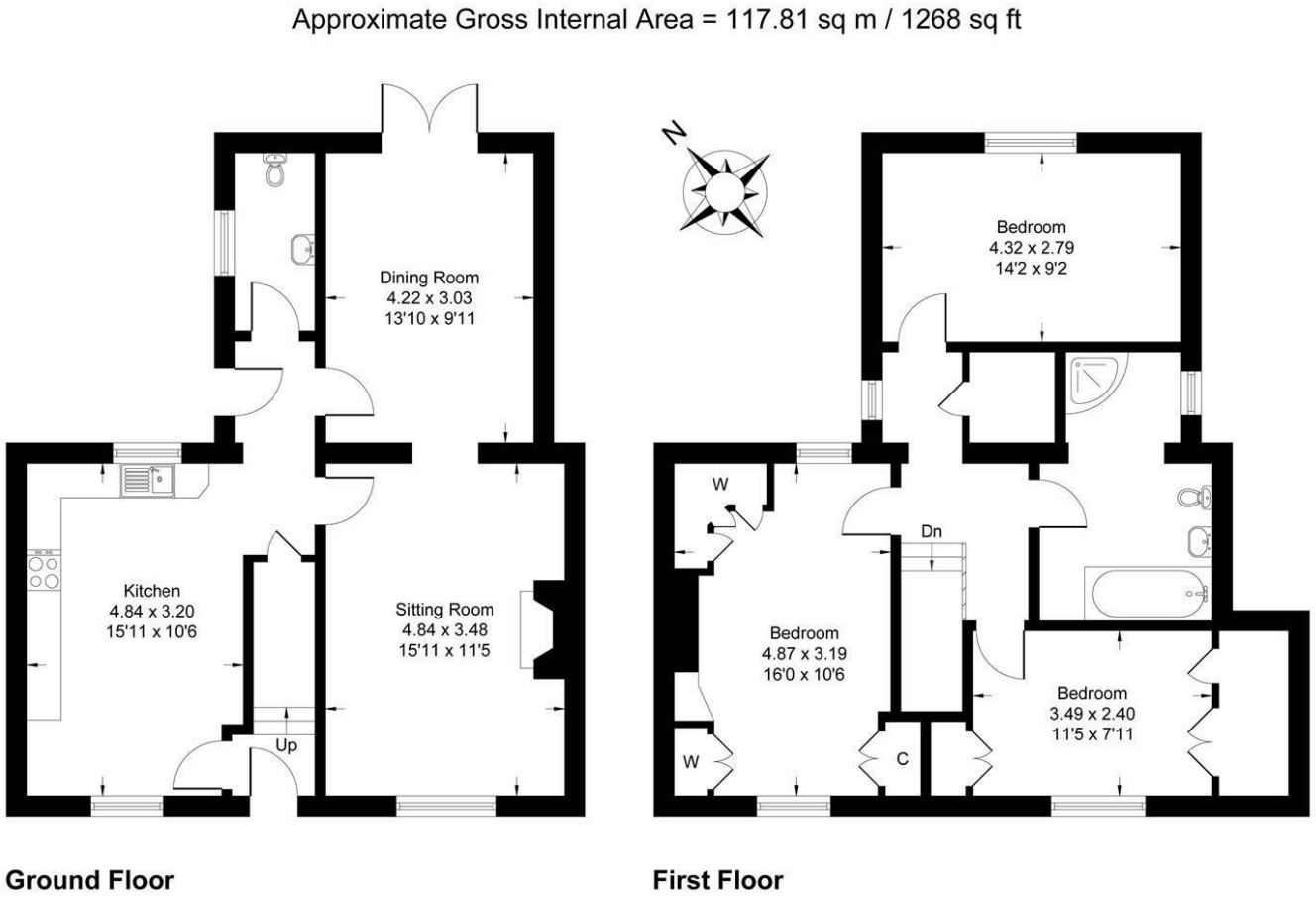
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band B. Rate Payable for 2026/ 2027: £1,872.77.

DIRECTIONS
From the Bourton office of Tayler & Fletcher proceed down the High Street towards the village green, turning left into Moore Road. Proceed along Moore Road and at the end turn right on to Station Road. Salmonsbury Cottages can be found after a short distance on the left hand side.
What 3 Words: fakes.briefer.polar

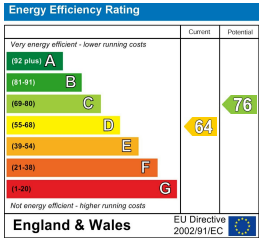


Floor Plan



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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