

established 200 years

# Taylor & Fletcher



**Bramleys, 4 Chardwar Gardens**

Bourton-on-the-Water, GL54 2BL

**Guide Price £317,500**



## Bramleys, 4 Chardwar Gardens

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A well appointed 2 bedroom mid terrace town house situated in this popular development for the over 55's in the heart of the village with allocated parking space.

Tenure: Freehold

### LOCATION

Chardwar Gardens is set in the heart of the well known Cotswolds village of Bourton-on-the-Water, famous for its wide village green with the River Windrush running through. Bourton provides an excellent range of local shops and facilities within easy level walking distance. The areas larger commercial centres of Cheltenham, Cirencester and Oxford are within easy travelling distance with excellent access to the motorway network via the A40 to the south. There are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network from the village.

### DESCRIPTION

Bramleys is set in the heart of this popular and peaceful development for over 55's set just off the centre of the village with beautifully maintained private gardens and private access in to the village centre. The property has recently been updated and improved by the current owner and is immaculately presented with well planned accommodation arranged over two floors with a hall, with ground floor shower room off, a modern fitted kitchen with good quality appliances, and a large principal reception room with sitting and dining areas and a dual aspect with glazed sliding doors out to the private terrace and communal gardens beyond. On the first floor there is a principal bedroom with dressing area, a further double bedroom and a large shower room. There is an allocated parking space and visitor parking immediately opposite and some shared private storage.

### Approach

Covered entrance with outside light and painted timber door with opaque glazed insert to:

### Entrance Hall

With painted beamed ceiling with recessed ceiling spotlights, stairs rising to the first floor with below stairs storage cupboard and painted timber door to:

### Ground Floor Shower Room

With tiled floor, corner shower cubicle with curved glazed doors and Mira Sport shower, low-level WC, pedestal wash hand basin, chrome heated towel rail, part-tiled walls, painted beamed ceiling, recessed ceiling spotlights.

From the hall, painted timber door to:

### Kitchen

With double glazed casement window overlooking the gardens to the rear with separate pedestrian door leading out to the garden terrace and communal gardens, Bespoke fitted kitchen comprising one and a half bowl Franke sink unit with mixer tap, waste disposal and water softener unit. Four ring BOSCH halogen hob set in a worktop with tiled splash backs, range of below work surface cupboards and drawers incorporating a built-in Bosch refrigerator, range of eye-level cupboards with extractor over hob. Wall mounted Worcester Bosch (recently installed) gas-fired central heating boiler, further matching unit with built-in Bosch freezer, worktop and three quarter height unit to side with built-in Bosch double oven/grill with cupboards above and below. Painted beamed ceiling, recessed ceiling spotlights, tiled floor.

From the hall, a pair of painted timber doors lead through to the:

### Sitting Room and Dining Room

A double aspect room with wide double glazed casement windows to the front elevation and sliding double glazed doors to the rear leading out to the private terrace and gardens beyond. Painted beamed ceiling, decorative Bath Cut Stone fireplace fitted with Valor Gas coal effect fire. Painted timber door to built in below stairs storage cupboard with automatic light and shelving and housing the electricity meter, fuse box and gas meter.





From the hall, stairs with painted timber handrail and balustrade and double glazed casement to front elevation rise to the:

### First Floor Landing

With loft ladder to roof space (partly boarded with light) and double glazed casement to front elevation. From the landing, painted timber door to:

### Bedroom One

Double aspect with double glazed casements to front and rear elevations and dressing area with recessed ceiling spotlighting and extensive built in wardrobes. From the landing, painted timber door to:

### Bedroom Two

With double glazed casement overlooking the rear of the property. From the landing, painted timber door to:

### First Floor Shower Room

Bespoke suite with deep walk in shower cubicle with glazed panel and curved glazed screen. Inset oval wash hand basin with chrome taps, built in cupboards below, low level WC with built in cistern and further built in cupboard with worktop over. Radiator, Dimplex wall fan heater, part tiled walls, and opaque double glazed casement to front elevation. Recessed ceiling spotlighting.

### OUTSIDE

Bramleys is approached via a paved path with private flower border to the front. Set to the rear of Bramleys is an extended paved terrace providing an area for private seating and planting which may also be approached from the kitchen and via the sliding doors from the sitting room. There is also access and shared use of an adjoining store.

Chardwar Gardens has extensive and beautifully maintained private communal gardens with a central formal terrace with ornate fountain, together with further lawned areas and mature beds and borders providing a lovely setting and backdrop to the properties.

### LOCAL AUTHORITY

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

### COUNCIL TAX

Council Tax band D. Rate Payable for 2024 /2025 £2,171.29

### SERVICES

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

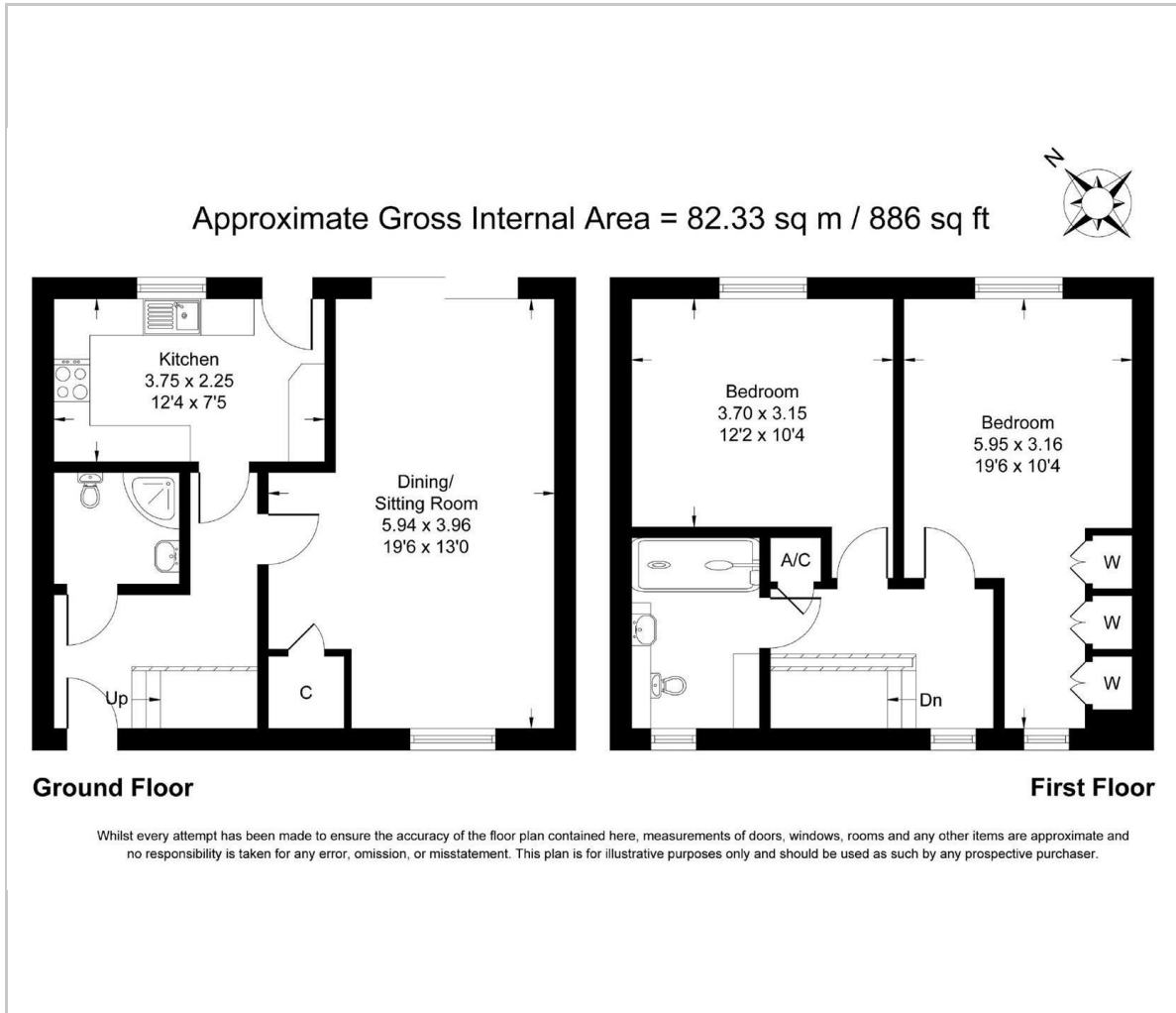
### MANAGEMENT CHARGE

There is a monthly management charge circa £325 per month to cover maintenance of all of the communal areas and services along with the costs of the on site manager. Further details of this charge can be provided by the Bourton-on-the-Water office.

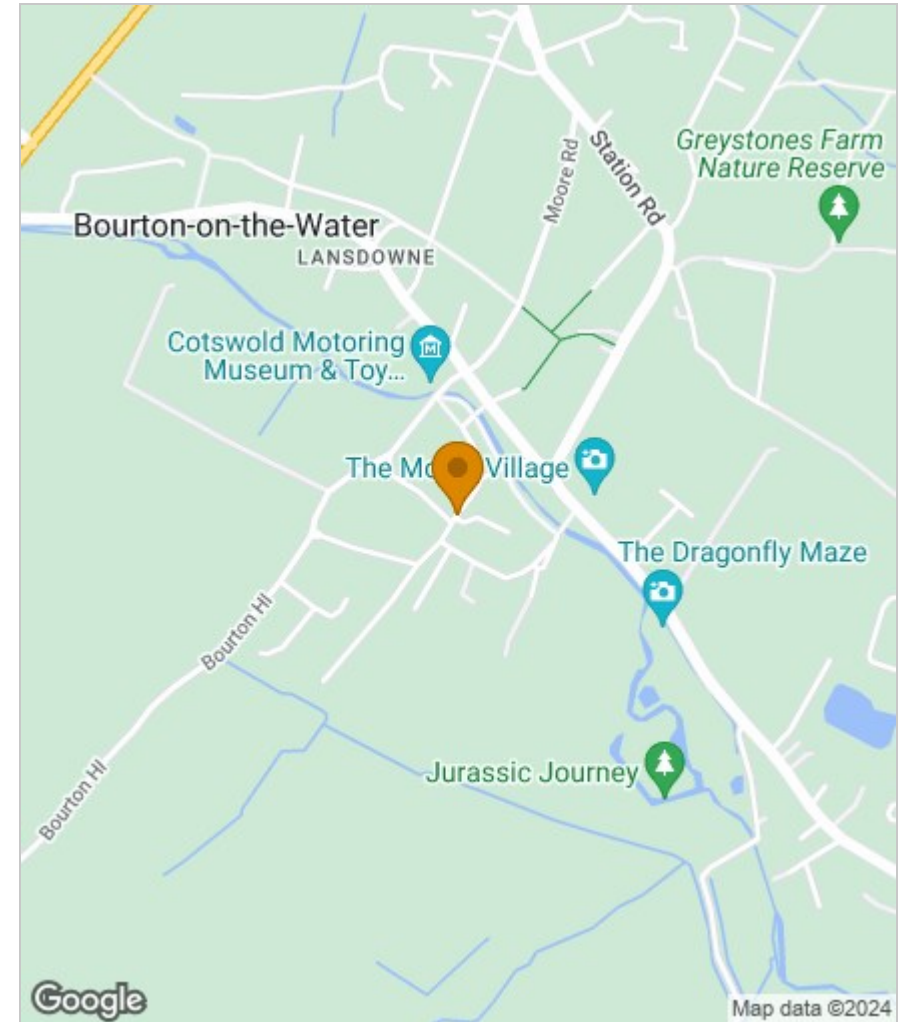
### DIRECTIONS

From the Bourton office of Tayler and Fletcher proceed in a Northerly direction in to the centre of the village. Take the second turn right over the river and Chardwar Gardens will be found shortly on the left hand side. Proceed in to Chardwar Gardens and No.4 will be found shortly on the left hand side.

## Floor Plan



## 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) <b>A</b>		88
	(81-91) <b>B</b>		
	(69-80) <b>C</b>	69	
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	