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Tayler & Fletcher



Weavers Cottage, Clapton Row

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

Guide Price £497,500





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A well presented two bedroom semi-detached Cotswold stone cottage occupying a superb position a short walk from the village centre. NO ONWARD CHAIN.

LOCATION

Clapton Row is a popular residential location close to the centre of Bourton-on-the-Water, which is famous for its wide village green with the River Windrush running through. The village provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular award winning Cotswold Academy. The larger commercial and cultural 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 radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide a wide range of outdoor rural leisure pursuits.

DESCRIPTION

Weavers Cottage comprises a charming and well presented semi-detached Cotswold stone cottage, which has been extended on the ground floor and occupies a convenient position in the heart of the village. The accommodation is arranged over two floors with a hall, cloakroom, kitchen/breakfast room, sitting room and separate dining room on the ground floor. On the first floor there are two double bedrooms and a bathroom. There is off-road parking for one vehicle to the front of the cottage and a small but pleasant private gravelled courtyard to the rear. The property is currently run as a successful holiday let.

Approach

Covered entrance with outside light and solid painted timber door to:

Entrance Hall

With access to roof space, cupboard with electricity meter and fuse box.

Solid Oak door to:

Kitchen/Breakfast Room

With fitted kitchen comprising one and a half bowl stainless steel sink unit with chrome mixer tap, tiled splash back, four ring gas hob and built-in oven/grill below. Range of below work surface cupboards and drawers and space and plumbing for washing machine and slimline dishwasher. Range of eye-level cupboards with extractor over hob, wide double glazed casement window to front elevation, recess for upright fridge/freezer and microwave. Oak stable door leading out to the rear courtyard garden.

From the hall, Oak door to:

Cloakroom

With low-level WC, wall mounted wash hand basin with tiled splash back and opaque glazed casement to the rear elevation.

From the hall, step down and Oak door to:

Dining Room

With double aspect with two double glazed casements to the front elevation, exposed stone wall and former fireplace with display niche. Painted beamed ceiling and casement window to the rear elevation.

From the dining room, step up to the:

Sitting Room

With wide double glazed casement window to the front elevation. Former fireplace with timber bressumer over and recessed shelving to the side. Part exposed stone walls and door to below stairs storage cupboard.

From the sitting room, staircase with open balustrade and double glazed casement to rear and painted timber handrail rise to the:

First Floor Landing

With door to built-in cupboard and solid Oak door to:

Bedroom One

With wide double glazed casement window to front elevation.

From the landing, Oak door to:

Bedroom Two

With double glazed casement to front elevation and access to roof space.

From the landing, Oak door to:

Bathroom

With matching suite of panelled bath with chrome mixer tap with separate wall mounted shower over and glazed shower panel. Low-level WC, wall mounted wash hand basin with chrome mixer tap and marbled tiled walls and floor. Opaque double glazed casements to side and rear elevations and chrome heated towel rail.

OUTSIDE

Weavers Cottage fronts on to Clapton Row, a very popular and private mature position just off the village centre with a part gravelled parking space to the front of the cottage and pedestrian access leading to the rear of the property and the private courtyard garden.

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.

BUSINESS RATES

Current rateable value is £3,300. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. Your circumstances will also be taken into account.

DIRECTIONS

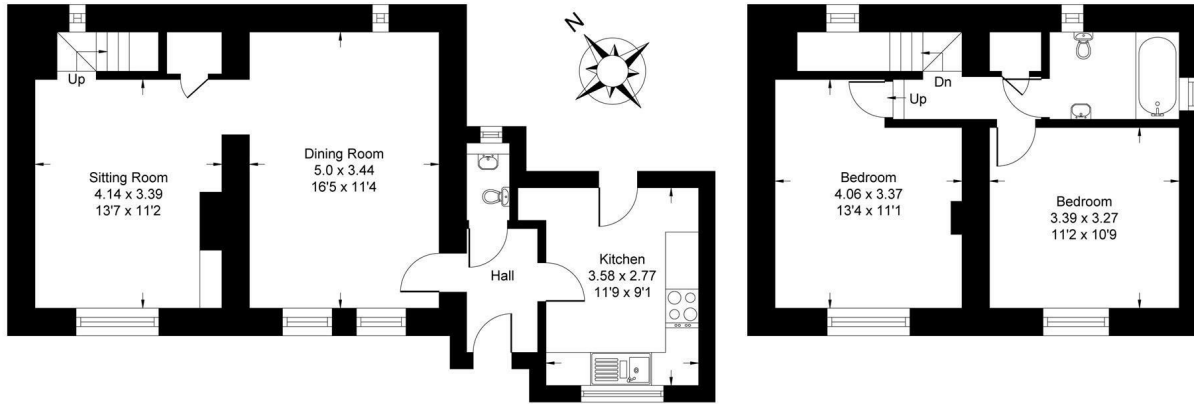
From the Bourton office of Taylor & Fletcher proceed in a northerly direction in to the centre of the village. Take the second turn right over the river into Victoria Street. Pass the entrance to Chardwar Gardens and take the next left in to Clapton Row, continue past the entrance for Broadlands Court and then just as the road bends around to the left, Weavers Cottage can be found on the left hand side.

What 3 Words: thrilled.amazed.vanilla



Floor Plan

Approximate Gross Internal Area = 89.63 sq m / 965 sq ft



Ground Floor

First Floor

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 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			
(82 plus)	A		82
(61-81)	B		
(49-60)	C		
(35-48)	D	55	
(21-34)	E		
(9-20)	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	