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4 Park Farm

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

Guide Price £485,000



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A beautifully presented detached 3 bedroom family house with open plan reception space and set in a popular and mature setting a short walk from all the village amenities and the Cotswold School

LOCATION

No. 4 Park Farm is located in a popular peaceful residential area just on the edge of the village. Bourton-on-the-Water, widely known as the 'Venice of the Cotswolds' is a popular tourist destination and provides an excellent range of local facilities including boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the excellent Cotswold Academy. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton.

DESCRIPTION

Number 4 Park Farm comprises a well appointed and recently updated detached house of reconstituted stone elevations under a pitched roof and occupies a peaceful yet central position only a short walk to all the village amenities. The accommodation is arranged over two floors comprising a light and specious open plan principal living room interconnecting with the kitchen and garden room, with a hall, utility room and cloakroom on the ground floor. On the first floor there are three double bedrooms and a family bathroom

The property sits within a generous plot with gardens to front and rear together with a single garage and ample parking.

Approach

Opaque double glazed EPVC front door with outside lights to:

Hall

with timber style flooring, stairs rising to the first floor and with a door to:

Cloakroom

with low level WC and wash hand basin with chrome mixer tap and built in cupboard below with towel splash back over, wall mounted electricity fuse box, opaque double glazed casement window to front elevation with timber Cill.

From the hall, Oak door with glazed inserts to

Open Plan Living Room

with kitchen and seating areas with the sitting room comprising wide double glazed casement window over looking the front of the property, timber style flooring throughout, coved ceiling, door to deep below stairs storage cupboard and

Separate oak door with bevelled edged glazing to the

Utility Room

with continuation of the timber style flooring with fitted worktops with stainless steel sink unit with chrome mixer tap, space for American style fridge/freezer, range of built in cupboards, tiled splash back and further matching work top with built in cupboards below and eye level cupboards over with tiled splash back. Double glazed casement window overlooking the rear garden and separate pedestrian opaque glazed UPVC door to the side and rear garden.

From the sitting room a wide archway interconnects with the

Kitchen

comprising a recently installed fitted kitchen with worktop with matching upstand and BOSCH induction hob with built in oven / grill below with built in draws and cupboards to either side, range of eye level cupboards over with extractor and recessed worktop lighting.





Further matching units with worktop with blanco ceramic sink with brushed stainless steel mixer tap and built in cupboards below, three quarter height retracting larder drawer to one side, wide double glazed casement window overlooking the rear garden, coved ceiling and continuation of the timber style floor.

From the kitchen a pair of French doors with opaque glazing lead through to the:

Garden Room

with wide bi-fold doors across the rear of the room with double glazed casement window to side elevation with timber cill and separate double glazed door to side elevation. Roof light over and recessed ceiling spotlights.

From the hall stairs with painted timber balustrade and half landing leads to the:

First Floor Landing

with double glazed casement to side elevation and landing with access to roof space, painted timber balustrade, painted timber door to airing cupboard housing the Worcester gas fire central heating boiler with pine slatted shelving. Painted timber doors to:

Bedroom 1

with wide double glazed casement window overlooking the rear of the property recessed ceiling spotlighting and a pair of timber doors to built in wardrobe.

Bedroom 2

with wide double casement window to front elevation and built in cupboard with hanging rail and shelving over.

Bathroom

with matching suite of panelled bath with chrome mixer tap to one end and wall mounted shower with chrome fittings to the other with tiled surround, low level WC, pedestal wash hand basin with chrome taps, chrome heated towel rail, part timber panelled walls, timber cill and opaque double glazed casement window to front elevation. Recessed ceiling spotlighting.

Bedroom 3

with double glazed casement window overlooking the rear of the property.

Outside

No.4 Park Farm is approached from the

cul-de-sac via a shared tarmac driveway which in turn leads to the front of the property with the private tarmac driveway leading to the integral SINGLE GARAGE with single up and over door and with a paved parking terrace to the side and herbaceous border.

There is a further area of lawn to the other side of the driveway with a circular bed with clipped shrubs and plants.

Set to the rear of the house is the private garden with a paved terrace immediately to the rear of the house with dwarf Cotswold stone wall and a lawn with herbaceous borders to one side and attached shed to the other. Separate pedestrian door to the rear of the garage.

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 2025/ 2026: £2,283.14

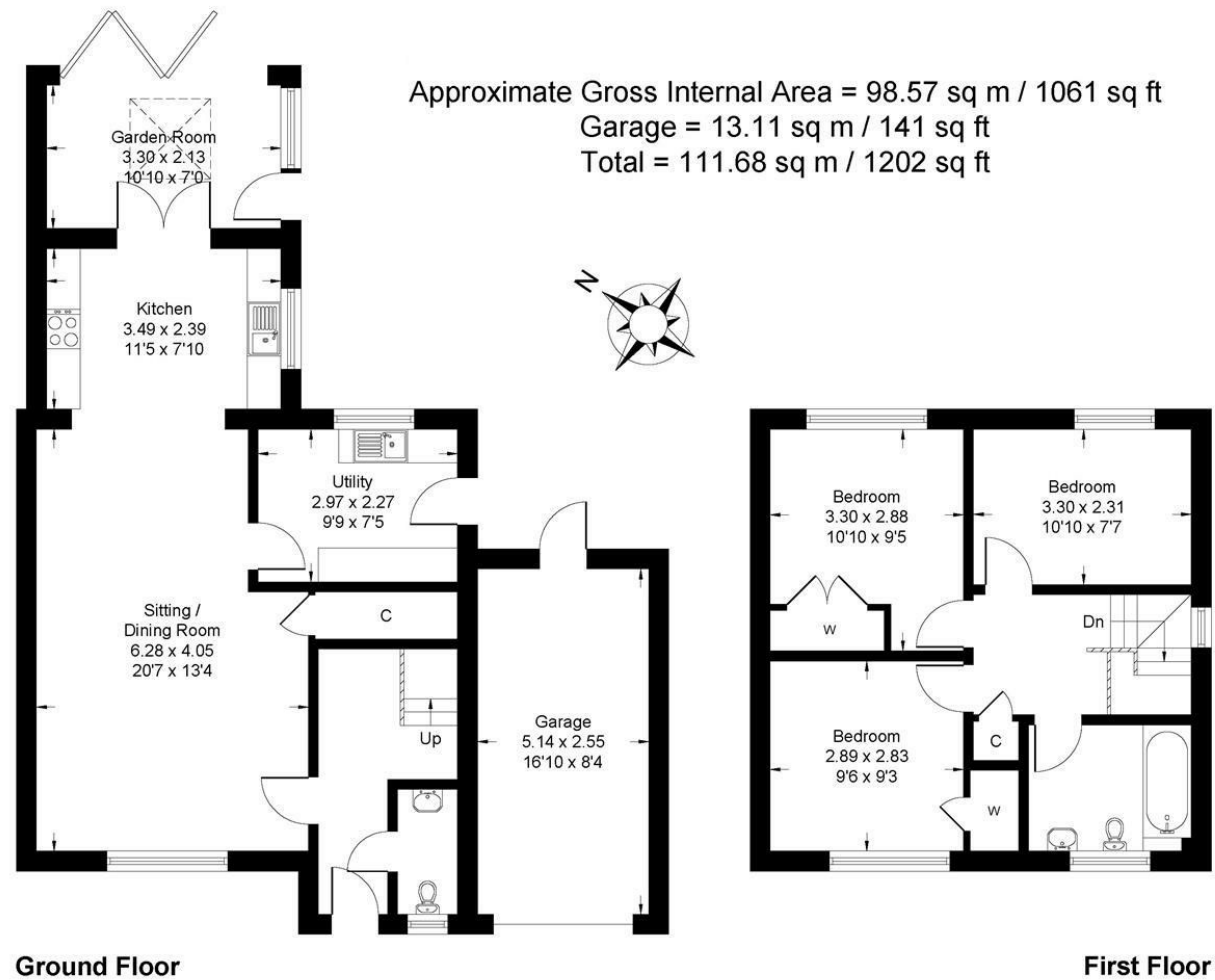
DIRECTIONS

From the Bourton office, proceed along the High Street, turn left into Moore Road, at the end of the road turn left onto Station Road. Proceed along Station Road, passing the Cotswold School and take a left hand turn into Park Farm. Take the first right hand turn in to the cul-de-sac and No.4 will be found set back on the right hand side.

What3Words: alley.horseshoe.waddled



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.

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.

Area Map

