

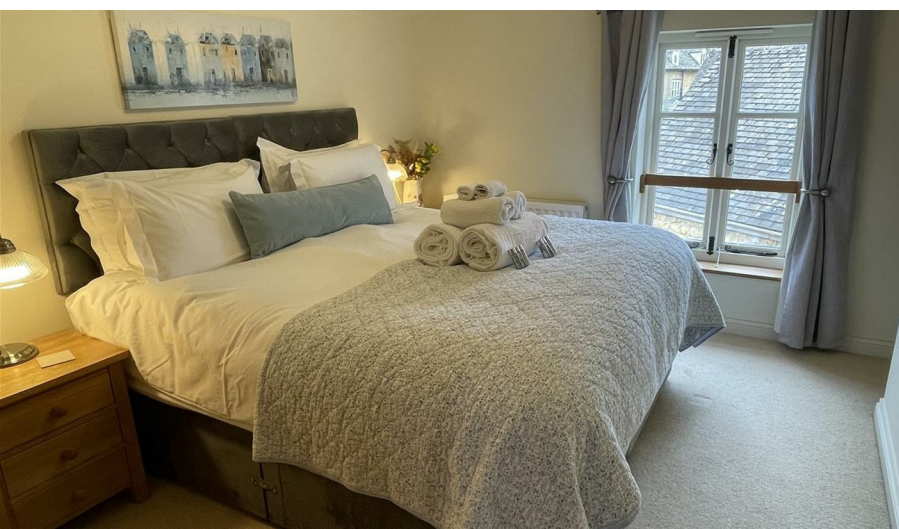
established 200 years

Tayler & Fletcher



Bea Cottage, Clapton Row
Bourton-On-The-Water, Cheltenham, GL54 2DN
Guide Price £495,000





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A charming and beautifully presented two-bedroom Cotswold stone end-of-terrace cottage, peacefully situated just a short walk from the village centre. The property features well-maintained gardens to the front, side, and rear, along with off-road parking for two vehicles. Offered with 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 secondary school. 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

Bea Cottage comprises a beautifully appointed end of terrace Cotswold stone cottage constructed in approximately 2009 to a high standard by a local firm of builders. The property is currently run as a successful holiday let and has features including Oak floors, a cut stone fireplace and bespoke kitchen. The cottage occupies a superb private position just off the village centre in a peaceful and mature residential area of the village and enjoys a lovely southerly outlook to the rear. The property has the benefit of private parking for two cars, a lovely mature garden and offers further potential subject to any necessary consents.

Approach

Solid painted timber front door with opaque glazed leaded light insert leads through to:

Sitting Room/ Dining Room

With Oak floors throughout and with a fine decorative cut stone fireplace fitted with a woodburning stove. Deep bay window with double glazed casements and fitted with New England style shutters to the front. Two wall light points, part painted timber clad walls, stairs rising to first floor and separate solid Oak ledged braced timber door to:

Cloakroom

With continuation of the Oak floor, low-level WC with timber seat and wall mounted wash hand basin with tiled splash back. Part painted timber walls.

From the sitting room/dining room an archway interconnects through to the:

Kitchen/ Breakfast Room

With solid Oak worktop with Belfast sink with chrome mixer tap, built in brushed stainless steel four ring gas hob with built in oven/grill below. Range of below work surface cupboards and drawers including built in washing machine, dishwasher and fridge/freezer. Extractor over hob, range of eye level cupboards and three quarter height retracting larder cupboard with built in housemaids cupboard with shelving to the side. Peninsula unit with Oak top with breakfast bar and built in drawers. Part painted timber clad walls, recessed ceiling spotlighting and double glazed casement window with New England style shutters to the rear of the property. Separate painted timber door with opaque leaded light glazed insert leading out to the rear garden.

From the sitting room/ dining room, Oak staircase with painted timber balustrade rise to the:

First Floor Landing

With access to roof space and double glazed casement window with New England style shutter to side elevation. Oak ledged and braced door to cupboard housing the Worcester gas fired central heating boiler.

From the landing, solid timber door to:

Bedroom 1

With double glazed casement window to front elevation, Oak ledged and braced door to built-in wardrobe with hanging rail and shelving. Recess to far end with built in cupboard over the stairs.

From the landing, solid timber door to:

Bedroom 2

With three quarter height double glazed casement window to rear elevation with a good southerly aspect overlooking the rear garden. Oak ledged and braced door to wardrobe cupboard with hanging rail and shelf over.

From the landing, solid Oak door to:

Bathroom

With timber style floor. Paneled bath with chrome mixer tap and separate wall mounted chrome shower with glazed shower screen. Part tiled walls, oval wash hand basin with chrome mixer tap, built in cupboards below and shelving to the side. Low level W.C, part painted timber clad walls and chrome heated towel rail. Double glazed casement window to rear elevation with New England style shutters.

OUTSIDE

Bea Cottage is approached via a shared gravel path and wrought iron gate leading to the front paved terrace and seating area with mature lavender bed to one side. The path continues around the side of the cottage to the principle gardens laid mainly to lawn with clipped evergreen shrubs and plants surrounding and a recessed seating area to the side, There is a large mature Holly tree to one side. Set to the rear of the property is the principle paved terrace with graveled bed beyond, clipped box

hedging and Cotswold stone wall surrounding which leads out in turn to the graveled parking area with two dedicated spaces belonging to Bea Cottage. There is a separate vehicular access out to Clapton Row.

The property enjoys a lovely southerly aspect to the rear and occupies a peaceful yet central position close to the heart of the village.

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 2024/ 2025: £2,283.14.

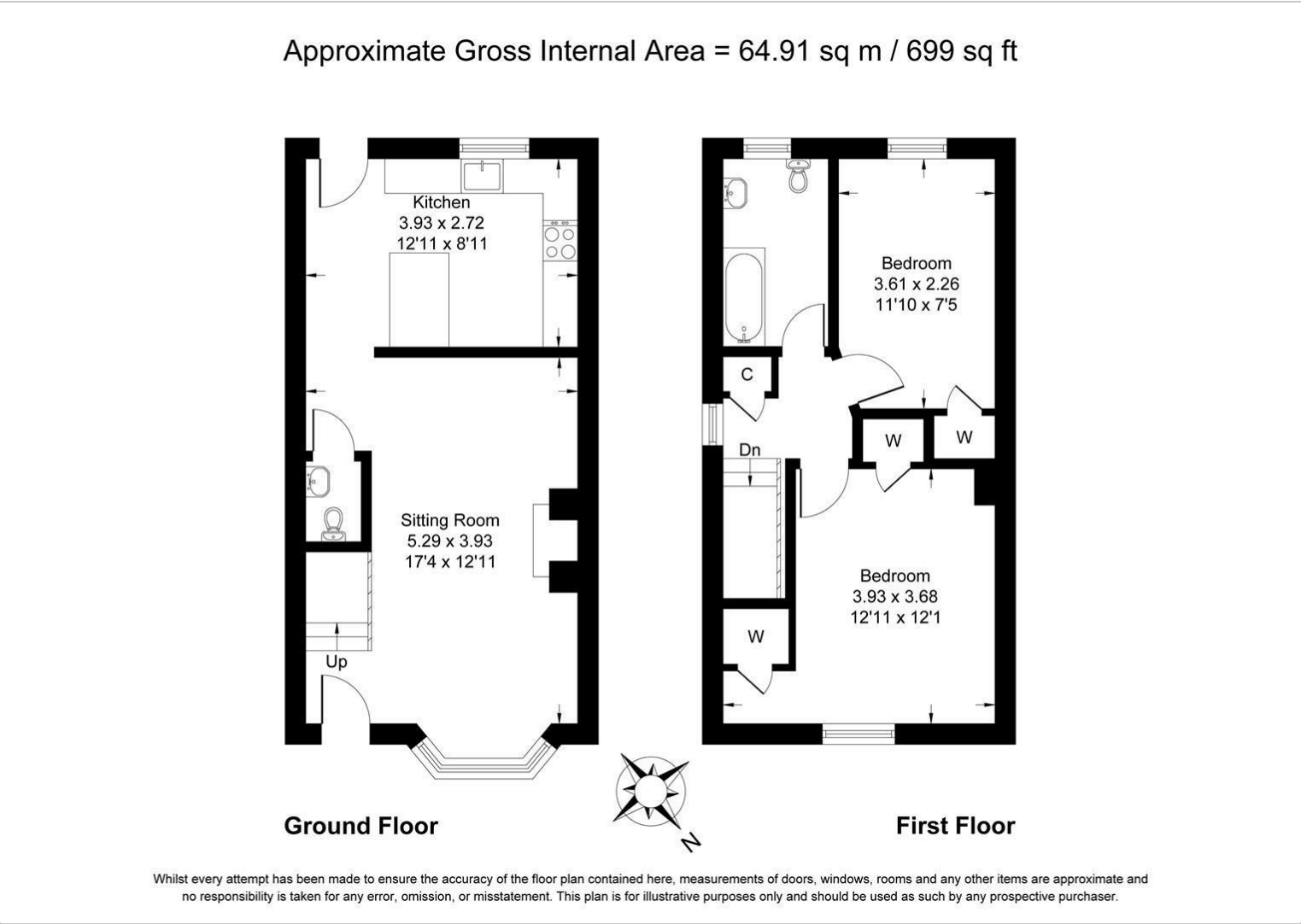
DIRECTIONS

From the Bourton office of Tayler & 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, take the gravel driveway to the right which leads around to the gravelled parking area to the rear of the cottage. At the end of the parking area you will see two dedicated parking spaces labelled Bea Cottage.

What3words:
[cheer.nurtures.bulb](https://www.what3words.com/cheer.nurtures.bulb)



Floor Plan

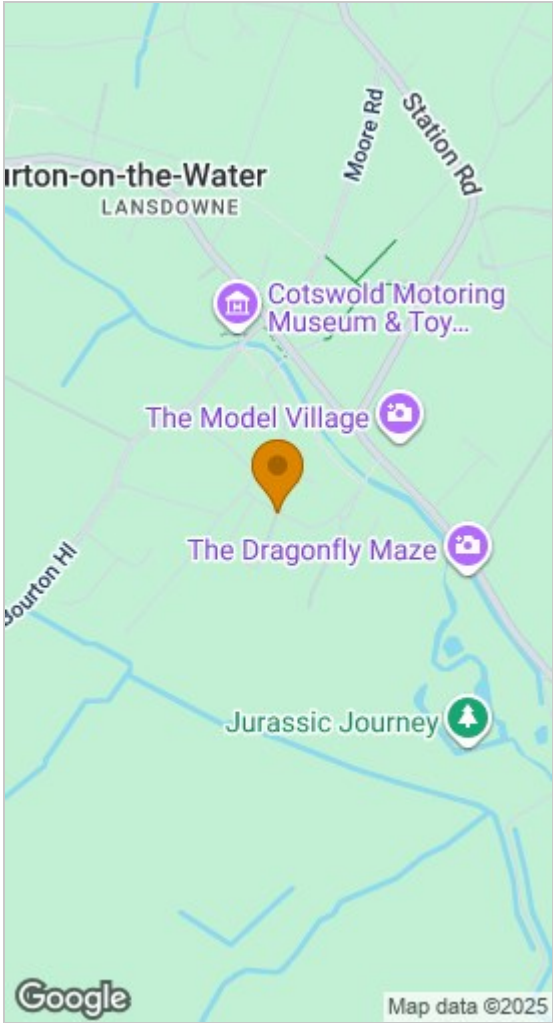


Viewing

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.

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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	