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# Tayler & Fletcher



2 Skylark Road

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

**Guide Price £545,000**









## 2 Skylark Road

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*A well presented detached family house with 2 reception rooms, 4 bedrooms, 2 bathrooms, a west facing garden with home office, single garage and parking set in a popular position on the edge of the village*

### 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

2 Skylark Road comprises a substantial detached house constructed in 2018 of reconstituted stone elevations and providing well planned accommodation arranged over two floors. The property has a symmetrical facade with central door with canopy over, with a reception hall with cloakroom off, with doors leading to the double aspect sitting room and kitchen / dining room with french doors to the garden and a utility room. On the first floor there is a principal bedroom with en suite and built in wardrobes, 3 further bedrooms and a bathroom with bath and walk in shower. Set to the rear of the house is a single garage and driveway parking for two cars and there is also a west facing principally walled garden accessed via french doors from the dining area, being landscaped and with a recently constructed detached home office.

### Approach

Covered entrance with outside light and front door with opaque double glazed insert to:

### Entrance Hall

With stairs rising to first floor. Separate painted timber door to deep below stairs storage cupboard. Painted timber door to:

### Cloakroom

With low level WC, wall mounted wash hand basin with chrome mixer tap and tiled splashback. Part panelled wall. From the hall, painted timber door through to the:

### Sitting Room

Double aspect with deep bay window to the side of the property with double glazed casements, further wide double glazed casement window to front elevation. Decorative faux fireplace and timber style flooring.

From the hall, painted timber door through to the:

### Kitchen and Dining Room

With Karndean flooring and comprising dining area with wide double glazed casement window to the front elevation. Double glazed French doors with matching panels to either side leading to the garden and terrace.

Kitchen area comprising a comprehensive range of built-in units with worktop with upstand and fitted with a one and a half bowl Carron sink unit with chrome mixer tap. Comprehensive range of below work surface cupboards, built-in dishwasher, three quarter height unit to one side with dual Neff double oven/grill and oven/microwave. Three quarter height unit to side with built-in refrigerator and freezer, range of eye level cupboards, further matching peninsula unit with four ring Bosch induction hob with range of built-in cupboards below and brushed stainless steel and part glazed extractor over. Recessed ceiling spotlighting and double glazed casement window to side elevation.

From the kitchen, archway interconnects through to the:

### Rear Hall and Utility

With continuation of the Karndean flooring. Part double glazed door leading to the rear of the property, parking area and garage. Worktop with matching upstands and built-in Bosch washer/dryer with cupboard to side. Eye level cupboard over housing the Worcester gas-fired central heating boiler. Further eye level storage cupboard. Wall mounted electricity fuse box.

From the hall, stairs with timber handrail and painted balustrade rise to the:





### First Floor Landing

With continuation of the balustrade and with access to roof space - boarded by InstaLoft. Built-in wardrobe with hanging rail and shelving over.

Painted timber door to:

### Bedroom One

With double glazed casement window to side elevation overlooking the garden. Extensive range of sliding mirror fronted wardrobes. Interconnecting painted timber door to:

### En Suite Shower Room

With walk-in shower cubicle with sliding glazed doors and chrome fittings, low level WC and wall mounted wash hand basin with chrome mixer tap. Part tiled walls, recessed ceiling spotlighting and vertical heated towel rail. Opaque double glazed casement window to rear elevation.

From the landing, painted timber door to:

### Bedroom Two

With double glazed casement window to side elevation and with part timber panelled wall.

From the landing, door to:

### Bedroom Three

With double glazed window to front elevation,

From the landing, painted timber door to:

### Family Bathroom

With tiled floor and matching suite comprising panelled bath with tiled surround, chrome mixer tap with handset shower attachment. Low level WC, wash hand basin with chrome mixer tap and built-in drawers below. Walk-in shower with glazed sliding doors and chrome fittings. Vertical heated towel rail, recessed ceiling spotlighting and opaque double glazed casement window to front elevation.

From the landing, painted timber door to:

### Bedroom Four

With double glazed casement window overlooking the front of the property.

### Outside

2 Skylark Road is approached from the road via a paved ramp with herbaceous border to the side with iron railings which in turn leads to the front door. Set to the rear of the house is a paved driveway with parking for two vehicles and separate gated access to the garden. The drive leads to the SINGLE GARAGE with up and over door, power, light and eaves storage. Set to the rear of the house and accessed either via the French doors from the dining

area or alternatively via the pedestrian gate to the side is the rear garden. There is a wide paved terraced seating area immediately to the side of the house and a west facing landscaped private garden laid mainly to lawn with herbaceous borders and pruned fruit trees (apple, pear, plum) to one side. A reconstituted stone wall surrounds much of the rear garden with an ornate pathway with inset lighting leading down the side of the garden and in turn to the detached HOME OFFICE - recently constructed by 'Garden Affairs' with a sedum roof and fully insulated with panelled walls, double glazed casements, power, light and internet connectivity. Set to the side of the garden and to the rear of the garage is a useful detached storage shed.

### SERVICES

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

### 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 E. Rate Payable for 2025/ 2026: £2,790.51.

### DIRECTIONS

From the Bourton-on-the-Water office, proceed onto the A429 Fosseway towards Stow-on-the-Wold and continue through the traffic lights. Take the next turning on the right into Meadow Way (signposted to Bourton Link Industrial Estate), continue to the mini roundabout, turning left on to Bourton Link, take the first right opposite Travis Perkins, and then follow Kingfisher Road past the entrance to Mallard Crescent and Woodpecker Close and take the right hand turn into Swallow Road. Proceed along Swallow Road, taking the second left into Skylark Road and No.2 will be found on the right hand side.

What3Words: [///ironclad.otters.shook](https://www.what3words.com/ironclad.otters.shook)

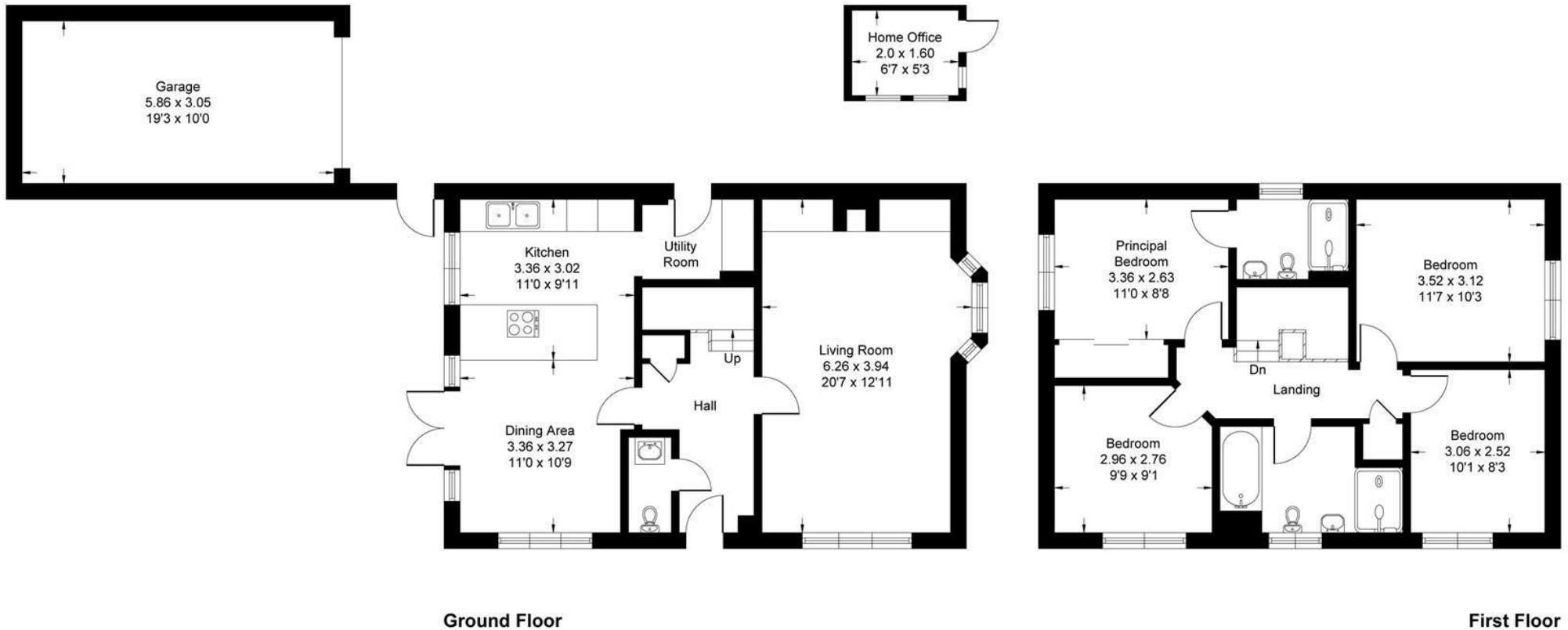


Approximate Gross Internal Area = 132.0 sq m / 1421 sq ft

Garage = 18.0 sq m / 194 sq ft

Home Office = 3.20 sq m / 34 sq ft

Total = 153.20 sq m / 1649 sq ft

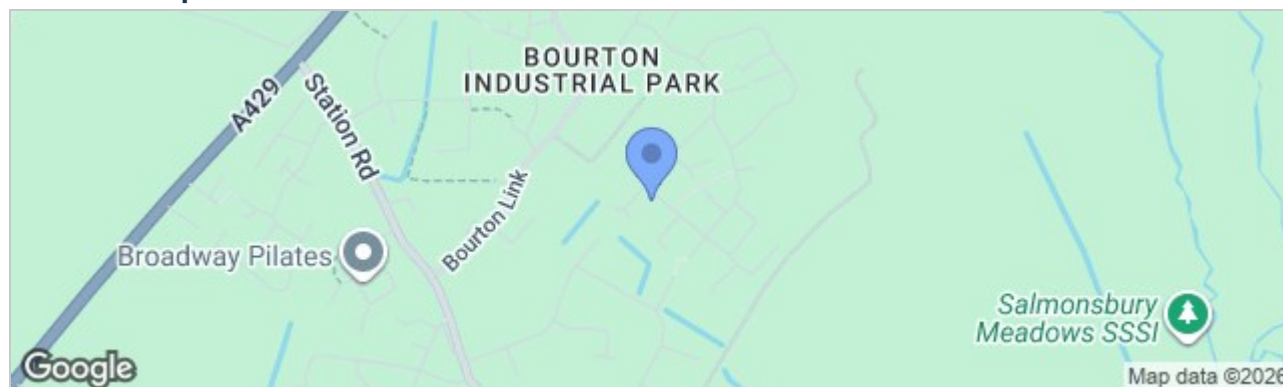


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





## Location 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	