established 200 years

Tayler & Fletcher



4 Willoughby Place, Station Road
Bourton-On-The-Water, GL54 2FF
Guide Price £235,000

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A beautifully appointed ground floor apartment featuring open plan living, a master en-suite and allocated parking, set close to the village centre and amenities within this impressive over-60s, age-exclusive development.

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

Apartment 4 at Willoughby Place comprises a beautifully appointed ground floor apartment enjoying a lovely southerly aspect to the rear with a paved terrace area accessed via French doors from the dining area. The accommodation comprises a large open plan sitting room and dining room with bespoke fitted kitchen off, a shower room and two good sized double bedrooms, with the principle bedroom having en suite bathroom and separate walk in wardrobe. The apartment has use of all the facilities and amenities of Willoughby Place and occupies a superb central position close to the village centre.

Approach

From Station Road a paved footpath leads through the beautifully maintained front gardens to the covered main entrance to the front of the building with intercom system. From the communal entrance a timber front door leads through to the:

Hall

With timber door to utility cupboard housing the Vent-Axia and Gledhill central heating and hot water pressurised system with space and plumbing for washing machine.
From the hall, further timber door to:

Shower Room

With inset wash hand basin with mixer tap, low level WC and walk in shower with chrome fittings. Tiled floor and part tiled walls.
From the hall, timber door with decorative glazed inserts through to the:

Sitting Room/Dining Room

With Sitting Area with double glazed casement to rear elevation. Decorative electric coal effect fire.

Dining area with double glazed French doors leading out to the paved terrace immediately to the rear of the flat and leading to the communal garden beyond.

From the dining area, timber door with glazed inserts to:

Kitchen

With bespoke fitted kitchen comprising worktop with four ring Neff hob with brushed stainless steel extractor over, stainless steel sink unit with chrome mixer tap and three quarter height unit with built in double oven/grill and Neff microwave. Three quarter height unit to one side with built in refrigerator and freezer. Range of eye level cupboards and range of below work surface cupboards and drawers. Double glazed casement window to rear elevation and tiled floor.
From the hall, timber door through to:

Bedroom One

With wide double glazed casement window to rear elevation.
Timber door to:















En Suite Bathroom
With tiled floor and bespoke fitted bathroom comprising bath with chrome mixer tap, separate wall mounted shower and glazed shower panel. Low level WC with built in cistern and inset oval wash hand basin with chrome mixer tap and backlit mirror over. Chrome heated towel rail. Part tiled walls.
Separate door to:

Walk-in Dressing Room
With an extensive range of wardrobes with built in hanging rail and shelving.
From the hall, timber door to:

Bedroom Two
With double glazed casement window to rear elevation.

Home Owners Lounge
Set in the heart of the building is the communal lounge with tea and coffee available for all homeowners.

Landscaped Patio Area
Accessed off the communal lounge is a communal external seating area.

Guest Suite
The guest suite is available to book in advance and offers two double beds and an en suite bathroom for a modest charge (£25 per night at current time).

Buggy/Charging Point
There is a room for charging and storing mobility buggies within the building. Further details can be obtained from the Site Manager.

Security
Each apartment is fitted with secure, lockable doors and windows as well as a door entry system linked to your TV, so you can see who's there before letting anyone in. All of the apartments include an intruder alarm. A smoke detector and a 24 hour emergency call system operated via a pendant gives you the peace of mind that help is never far away wherever you are in your apartment.

Development Manager
There is a Development Manager employed by McCarthy and Stone who is regularly on site and available to assist with any issues or queries. There is also a 24 hour emergency call team.

OUTSIDE
Willoughby Place is set back off the Station Road with pedestrian access to the front. Set to the side is a vehicular access with electrically operated gates leading to the parking area, with a space allocated specifically to No.4. There is also a visitors space. There are communal gardens around the property.

SERVICES
Mains Electricity, Water and Drainage are connected. Electric underfloor heating. Vent-Axia heat recovery system.

LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band E. Rate Payable for 2026/ 2027: £2,942.91.

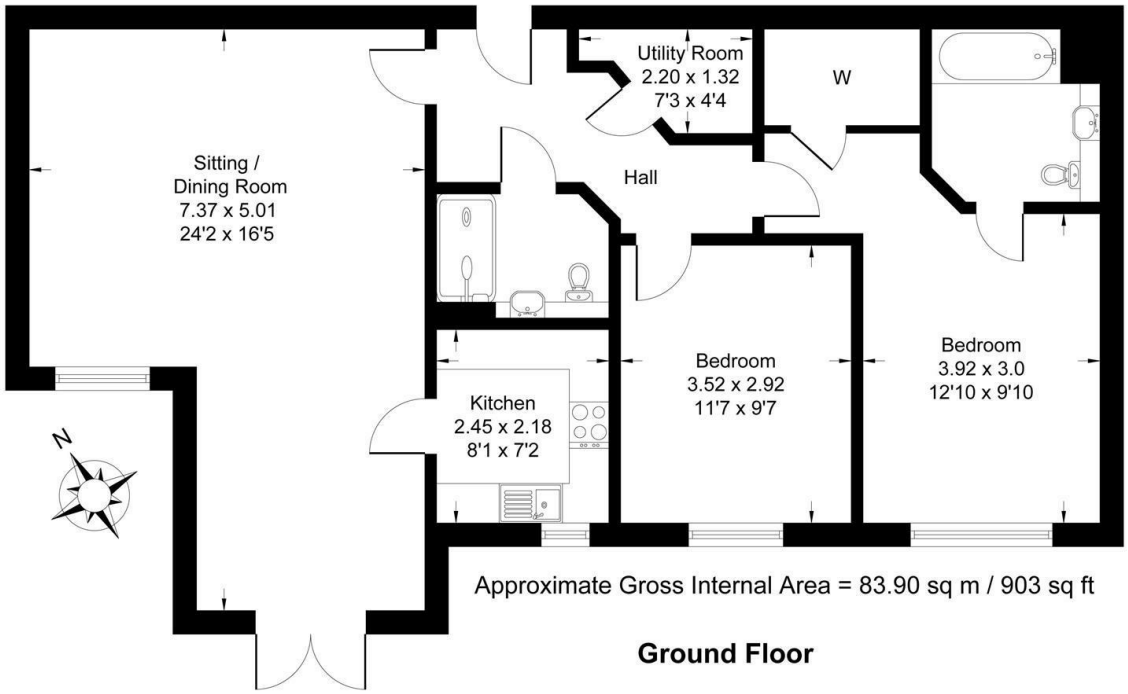
TENURE - LEASEHOLD
This property has a 999 year lease which commenced in 2016, leaving 990 years remaining on the lease.

GROUND RENT
There is an Annual Ground Rent of £495.00 (as per information provided October 2024).

SERVICE CHARGE
There is an annual service charge based on the Development service charge for the 12 months currently ending 30th June 2026. The individual service charge for Apartment 4 is £471.68 per calendar month. The service charge covers the costs of running the development for the forthcoming year including the Development Manager, communal services, repairs and maintenance, professional services and contingency fund. There is also online access to the development budget to allow you and your family and friends to have access at any time and to save on printing hard copies.

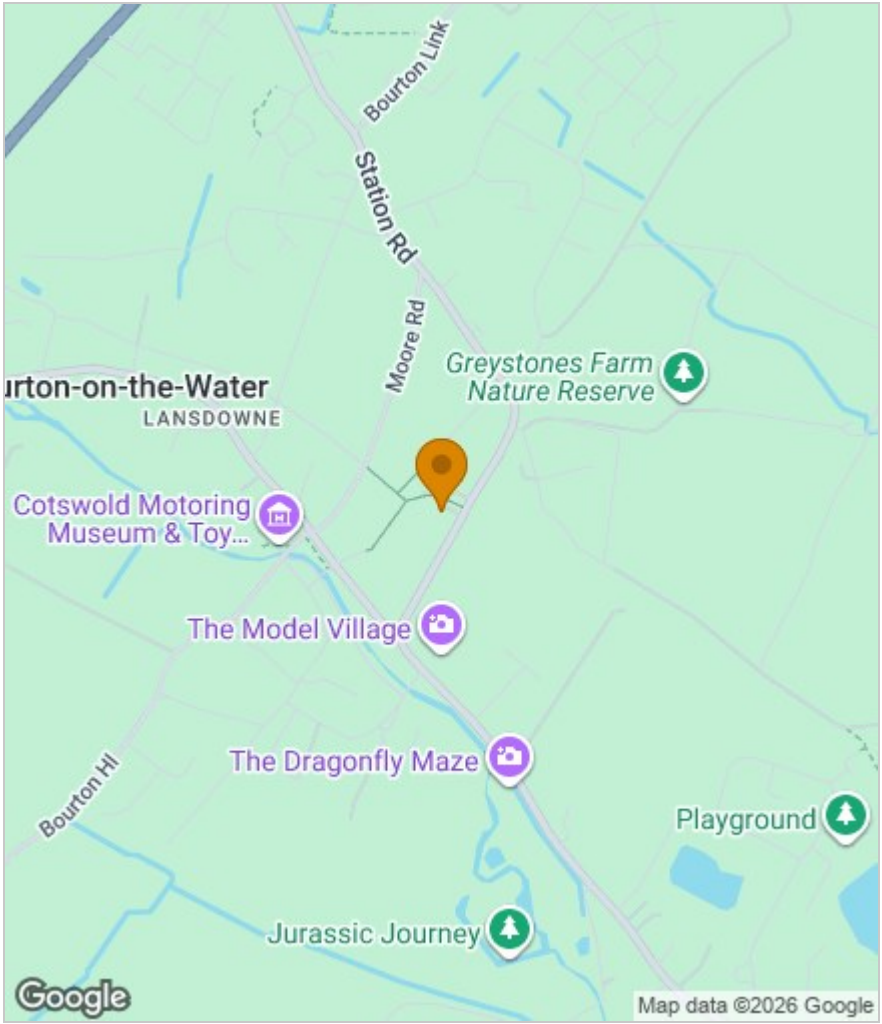
DIRECTIONS
From the Tayler & Fletcher office proceed down the High Street, passing the village green and river. At the junction with Station Road turn left and Willoughby Place will be found shortly on the right hand side. The driveway is just beyond the property with electric gated access to the private parking area for Willoughby Place.

Floor Plan



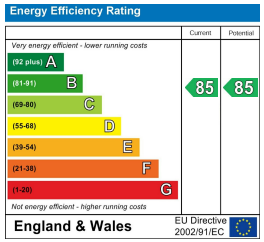
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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