established 200 years

Tayler & Fletcher



35 Barnsley Way

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

Guide Price £297,500

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35 Barnsley Way

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

A well presented 2 bedroom semi-detached house with private level garden, tandem parking for 2 cars and set at the end of a peaceful cul de sac in a popular residential area 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

35 Barnsley Way comprises a well presented semi-detached house or reconstituted stone elevations under a plain tiled roof with a hall, cloakroom, fitted kitchen and living room on the ground floor, with French doors out to the garden. On the first floor there are two good sized double bedrooms and a family bathroom. The property is set back at the head of the cul de sac, with tandem parking to the side for two cars, and a private level garden to the rear with paved terrace immediately to the rear of the house and the remainder being laid to lawn.

Approach

Front door with double glazed insert to:

Entrance Hall

With painted timber door to:

Cloakroom

With low level WC, opaque double glazed casement window to front elevation, wall mounted electricity fuse box and corner wash hand basin with chrome taps and tiled splash back.
From the hall, archway interconnecting to the:

Kitchen

With double glazed casement window to front elevation. Fitted kitchen comprising worktop with four ring stainless steel hob with matching splash back and extractor over and stainless steel sink unit with chrome mixer tap. Range of below work surface cupboards and drawers and space for washing machine, built-in oven/grill, range of eye level cupboards and space for upright fridge/freezer.
From the hall, painted timber door through to the:

Living Room

Comprising seating and dining areas with















double glazed French doors leading out to the rear garden. Painted timber door to below stairs storage cupboard.
From the hall, stairs with timber handrail and painted balustrade rise to the:

First Floor Landing
With continuation of the balustrade and access to roof space.
Painted timber door through to:

Bedroom One
With double glazed casement window to front elevation. Built-in cupboard with hanging rail over.
From the landing, painted timber door to:

Bathroom
Comprising matching suite of panelled bath with shower with chrome fittings over and folding glazed shower screen, low level WC and pedestal wash hand basin with chrome mixer tap, tiled splash back and shaver point to the side. Heated towel rail.
From the landing, painted timber door to:

Bedroom Two
With double glazed casement window overlooking the rear garden, part panelled walls and painted timber door to airing cupboard with Baxi central heating boiler, water storage tank and pine slatted shelving.

OUTSIDE
35 Barnsley Way fronts on to the cul-de-sac with a driveway leading to the side with parking for two vehicles. Set to the rear of the house is a good sized private garden with a deep paved terrace leading on to a further lawned area with clipped hedging surrounding and detached shed to one side.

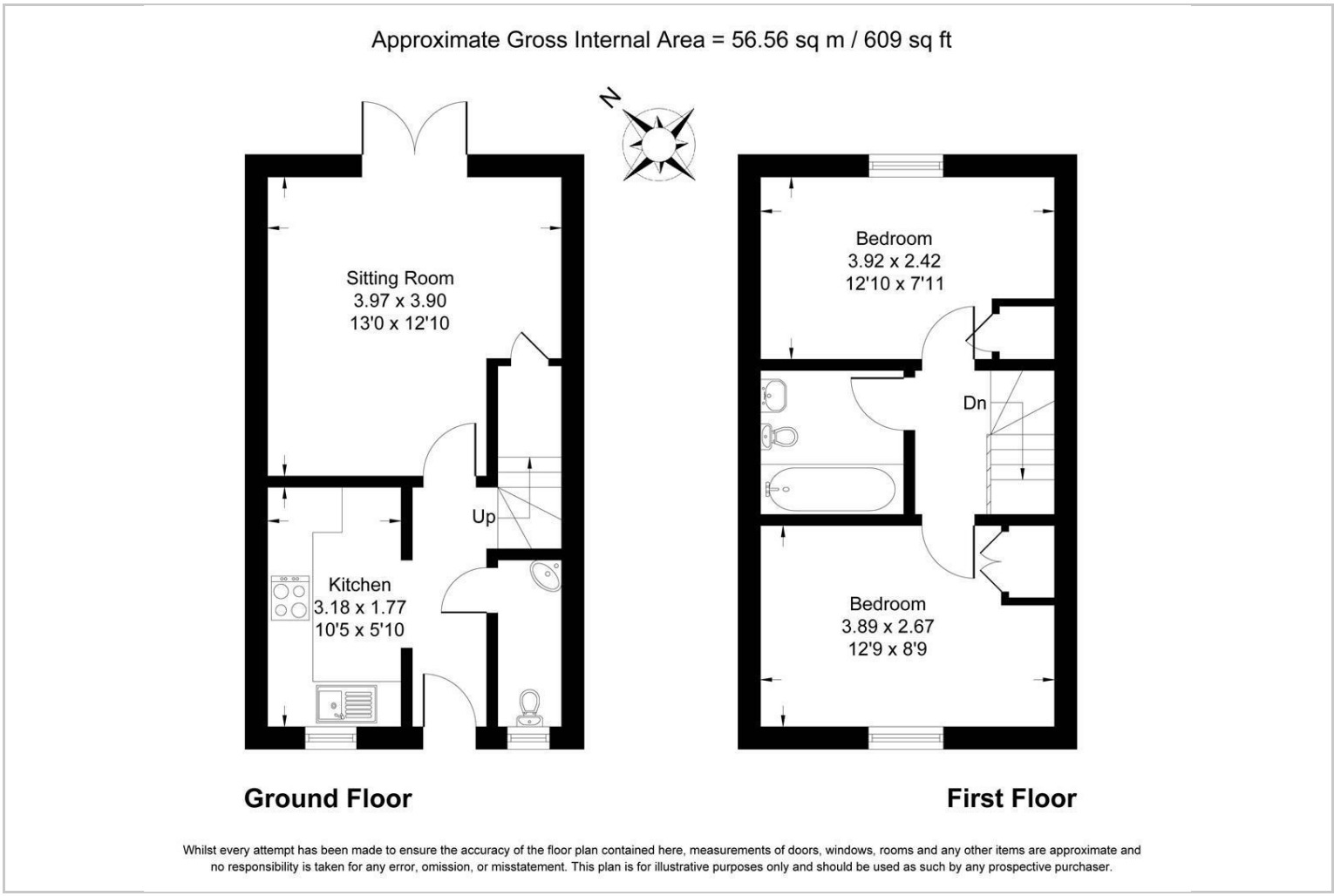
SERVICES
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

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

COUNCIL TAX
Council Tax band B. Rate Payable for 2026/ 2027: £1,872.77.

DIRECTIONS
From the Bourton office of Tayler & Fletcher, proceed down the High Street, turning left into Moore Road. At the Junction with Station Road turn left, continuing past the Cotswold School and Leisure Centre then take the next right hand turn signposted Meadow Way. Continue to the roundabout, turning left and proceed past Beddome Way then take the next left hand turn into Barnsley Way. Bear left at the first bend and No.35 will be found towards the end of the road on the left hand side.

Floor Plan



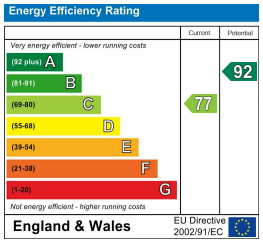
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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