established 200 years

Tayler & Fletcher

Everdale, 22 Park Farm

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

Guide Price £450,000

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Everdale, 22 Park Farm

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A spacious detached family home in a quiet cul-de-sac, offering flexible living, generous reception space, and a west-facing garden.

LOCATION

Park Farm is situated in a popular mature residential area on the edge of the village, a short walk from the school, village centre and Co-operative supermarket. Bourton 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 Cotswold Secondary school. 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. The village is set in the heart of the Cotswold Hills which provide outdoor rural leisure pursuits.

DESCRIPTION

Everdale, 22 Park Farm is an extended and well presented detached house occupying a peaceful position at the head of the cul de sac and being constructed of reconstituted stone elevations under a pitched plain concrete tiled roof with a substantial single storey extension in matching materials to the rear and a further flat roof extension to the side. The property has flexible reception space consisting of a large kitchen/breakfast room, a sitting room, good sized utility room , a dining room and a cloakroom on the ground floor. There are three bedrooms and a shower room on the first floor. The property has parking to the front and a pleasant west-facing garden to the rear.

Approach

uPVC front door with opaque glazed inserts through to:

Entrance Hall

With timber laminate floor, stairs rising to first floor, understairs storage cupboard and painted timber door through to:

Cloakroom

With continuation of the flooring, low level WC with timber seat, pedestal wash hand basin with tiled splash back. Opaque double glazed casement to front elevation,
From the hall, painted timber door to:

Sitting Room

With wide double glazed casement window to front elevation, decorative fireplace fitted with an electric coal effect fire. Coved ceiling, three wall light points and interconnecting archway fitted with folding glazed panelled doors with bevelled glazing to:

Dining Room

With continuation of the timber laminate floor, recessed ceiling spotlighting and wide double glazed french doors leading out to the rear garden. From the dining room, painted timber door interconnects through to the:

Kitchen/Breakfast Room

With a bespoke fitted kitchen with one and a half bowl stainless steel sink unit with chrome mixer tap and tiled splash back. Four ring Hotpoint hob with brushed stainless steel extractor over, comprehensive range of below work surface cupboards and drawers and incorporating a Bosch dishwasher. Three quarter height unit to one side with built in oven and Neff microwave with a further three quarter height unit with built in refrigerator and freezer (CHECK OPERATIVE). Further matching range of built in cupboards and drawers,

display cupboards and eye level cupboards over. Extension with breakfast bar. Recessed ceiling spotlighting, wide double glazed casement window overlooking the rear garden.
From the kitchen, painted door interconnects through to the:

Utility Room
With further range of built in units with sink unit with chrome mixer tap, space and plumbing for washing machine and space for refrigerator, further housemaids cupboard to one side. Eye level cupboards and Baxi gas fired central heating boiler. Separate uPVC double glazed panelled door leading out to the rear garden.
From the hall, stairs with timber handrail and balustrade with quarter landing rise to the:

First Floor Landing
With access to roof space. Painted timber door to airing cupboard with pine slatted shelving and foam lagged hot water cylinder.
Door to:

Bedroom One
With wide double glazed casement overlooking the front of the property. Deep cupboard with hanging rails.

Bedroom Two
With wide double glazed casement window overlooking the rear garden.

Bedroom Three
With wide double glazed casement window ovrerlooking the rear garden.
From the landing, door to:

Shower Room
Fitted with a deep walk-in shower with chrome fittings and fixed glazed shower panel, low level WC and pedestal wash hand basin with chrome taps and tiled splash back. Double glazed casement window to the front elevation, recessed ceiling spotlighting.

OUTSIDE
Everdale, 22 Park Farm is approached from the cul-de-sac with a private tarmacadum driveway in turn leading to the single former garage now comprising a bike store and storage. A step leads up from the drive to the front door and there is a separate gate leading to the side and rear of the property. The front garden is laid principally to lawn with herbaceous and flowering borders. Set to the rear of the house and accessed either via the French doors from the dining room or alternatively via the door from the utility room is the principle garden with a paved terraced area immediately to the rear of the house which may also be accessed via the passageway to the side, with a further seated terraced area to the side and rear of the garden. The remainder of the garden is laid to lawn with a part reconstituted stone wall and part close board timber fencing to the boundaries.

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

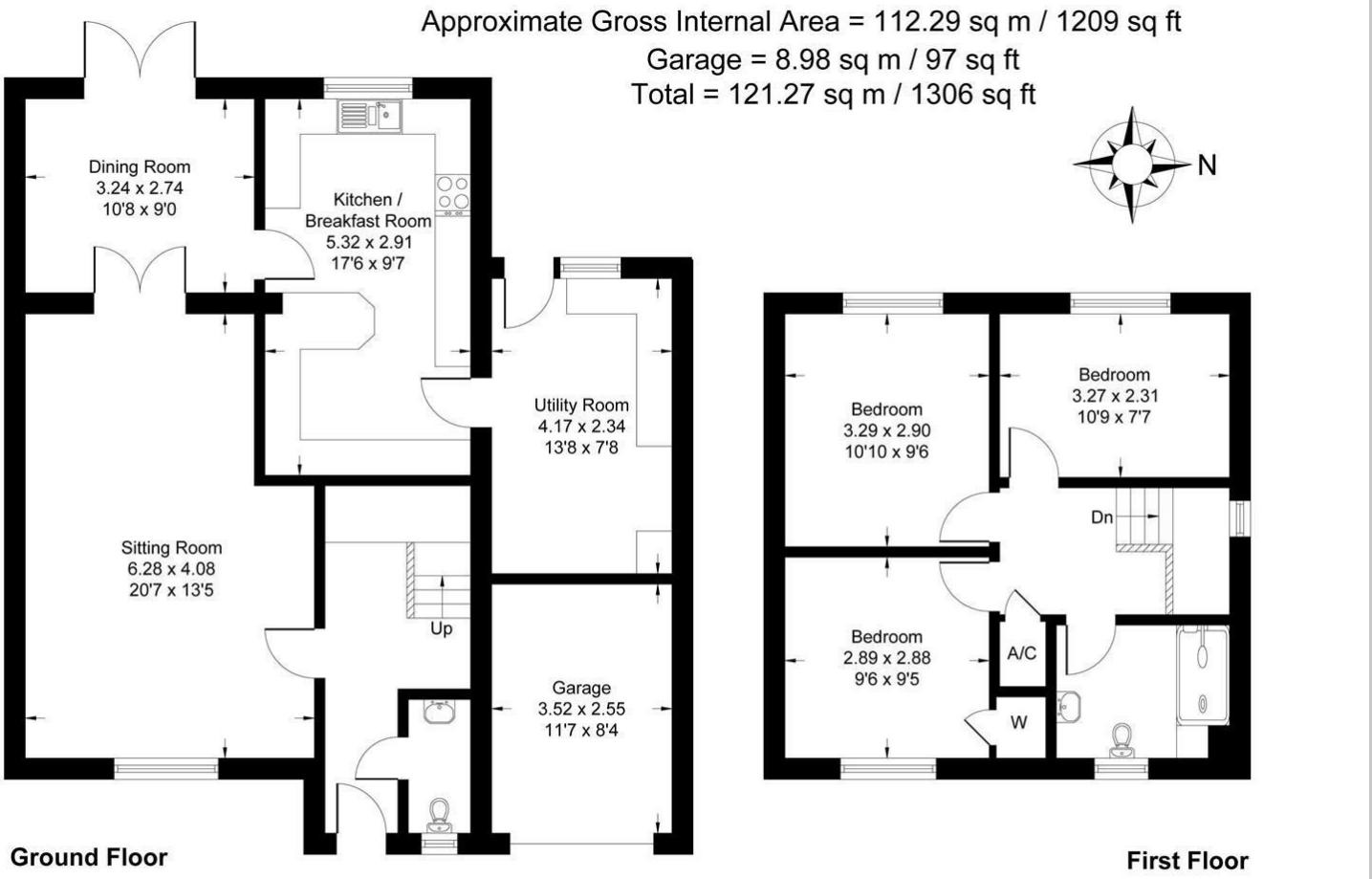
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

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. Follow the road down to the end and Everdale can be found on the right hand side.

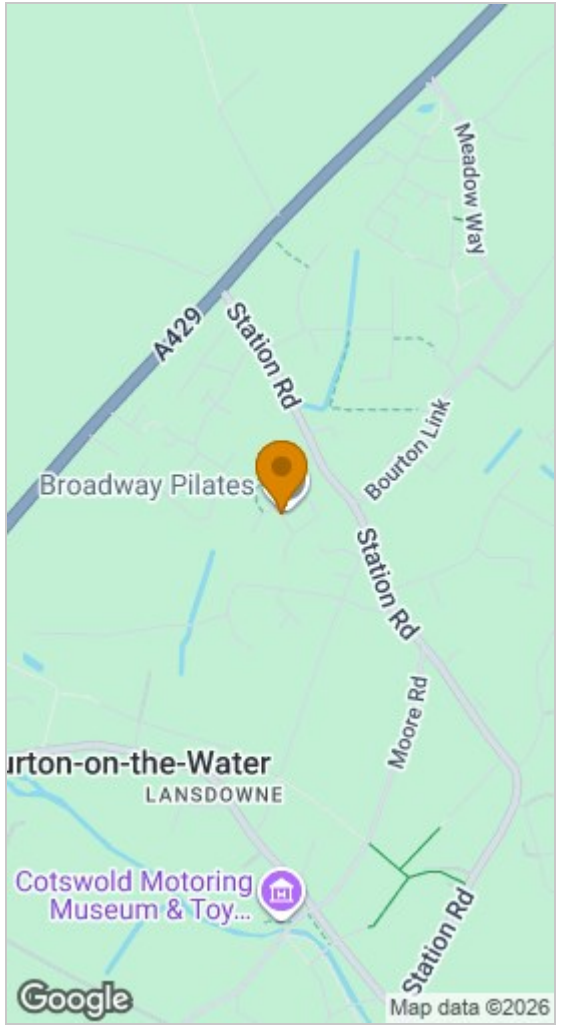
What3Words Location: hilltop.ballparks.blemishes

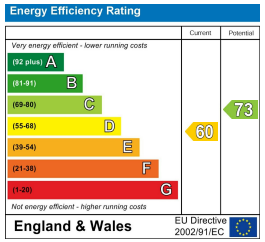
Floor Plan



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.

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London House High Street, Bourton-on-the-Water, Gloucestershire, GL54 2AP
Tel: 01451 820913 Email: bourton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk