established 200 years

Tayler & Fletcher



27 Chardwar Gardens

Bourton-On-The-Water, GL54 2BL

Guide Price £318,500

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NO ONWARD CHAIN. A beautifully presented terraced townhouse for the over 55's occupying a peaceful yet central position within this popular village.

LOCATION

Chardwar Gardens is set in the heart of the well known Cotswolds village of Bourton-on-the-Water, famous for its wide village green with the River Windrush running through. Bourton provides an excellent range of local shops and facilities within easy level walking distance. The areas larger commercial 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.

DESCRIPTION

No. 27 Chardwar Gardens comprises a very well appointed terraced house with accommodation arranged over two floors, with an open plan sitting and dining room, entrance hall, fully fitted kitchen and utility/cloakroom on the ground floor and two good sized double bedrooms on the first floor with a recently refitted shower room. The property has the particular advantage of a good sized south facing private garden to the rear as well as the communal gardens within the wider development. Set separately is a further single garage and parking space accessed from Clapton Row.

Approach

Covered entrance with outside light. Painted timber front door with opaque glazed insert to:

Entrance Hall

With stairs rising to first floor and double glazed casement to front elevation. Painted timber door to cloaks cupboard with gas meter, electricity meter and fitted shelf.
From the hall, painted timber door to:

Cloakroom/Utility

With low level WC, part tiled walls, work top with circular stainless steel sink unit with chrome mixer tap and tiled splashback and built in cupboards below. Built in washer/drier, pair of eye level cupboards and extractor.
From the hall, painted timber door to the:

Principal Living Room

Comprising sitting area with decorative fireplace with painted outer surround and marble effect hearth. Wide double glazed casement window to front elevation, coved ceiling.
Dining area with continuation of the coved ceiling and timber style flooring throughout. Wide double glazed french doors leading out to the south facing garden and terrace.
From the sitting area, painted timber door through to the:

Kitchen

Comprising fitted kitchen with one and a half bowl stainless steel sink unit set in the worktop with tiled splashback. Four ring Whirlpool halogen hob with built in oven/grill below, comprehensive range of below work surface cupboards and drawers, built in dishwasher, and three quarter height unit with built in fridge/freezer. Range of eye level cupboards and extractor over hob. Wall mounted Vailant gas fired central heating boiler.
From the hall, stairs with painted timber handrail and balustrade rise to the:

First Floor Landing

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

Bedroom One
With recess with built in cupboard with shelving. Further range of built in wardrobes and two double glazed casement windows to front elevation.
From the landing, painted timber door to:

Bedroom Two
With double glazed casement window overlooking the rear garden and across towards Clapton-on-the-Hill. Built in corner cupboard.
From the landing, painted timber door to:

Shower Room
Recently refitted wide shower with curved glazed shower screen and wall mounted chrome fittings. Chrome heated towel rail, vanity unit with oval inset wash hand basin with built in cupboards below, low level WC and part tiled walls. Opaque double glazed casement window to rear elevation.

OUTSIDE
No. 27 Chardwar Gardens is set centrally in the heart of this popular development with a lovely outlook to the front over the communal central garden and fountain. The rear of the property enjoys a lovely southerly aspect with a good sized private garden with paving and graveled borders and bordered with close-board timber fencing. A pedestrian gate leads out to the parking and communal area with a single GARAGE and parking space belonging to No. 27, accessed via Clapton Row.

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 2026/ 2027: £2407.84

MANAGEMENT CHARGE
There is a monthly management charge circa £366 per month to cover maintenance of all of the communal areas and services along with the costs of the on site manager. Further details of this charge can be provided by the Bourton-on-the-Water office.

DIRECTIONS
From the Bourton office of Tayler and Fletcher proceed in a northerly direction in to the centre of the village. Take the second right turn over the river and Chardwar Gardens will be found after a short distance on the left hand side. Proceed in to Chardwar Gardens and No.27 will be found in the centre of the development with visitor parking available at the entrance to Chardwar Gardens.

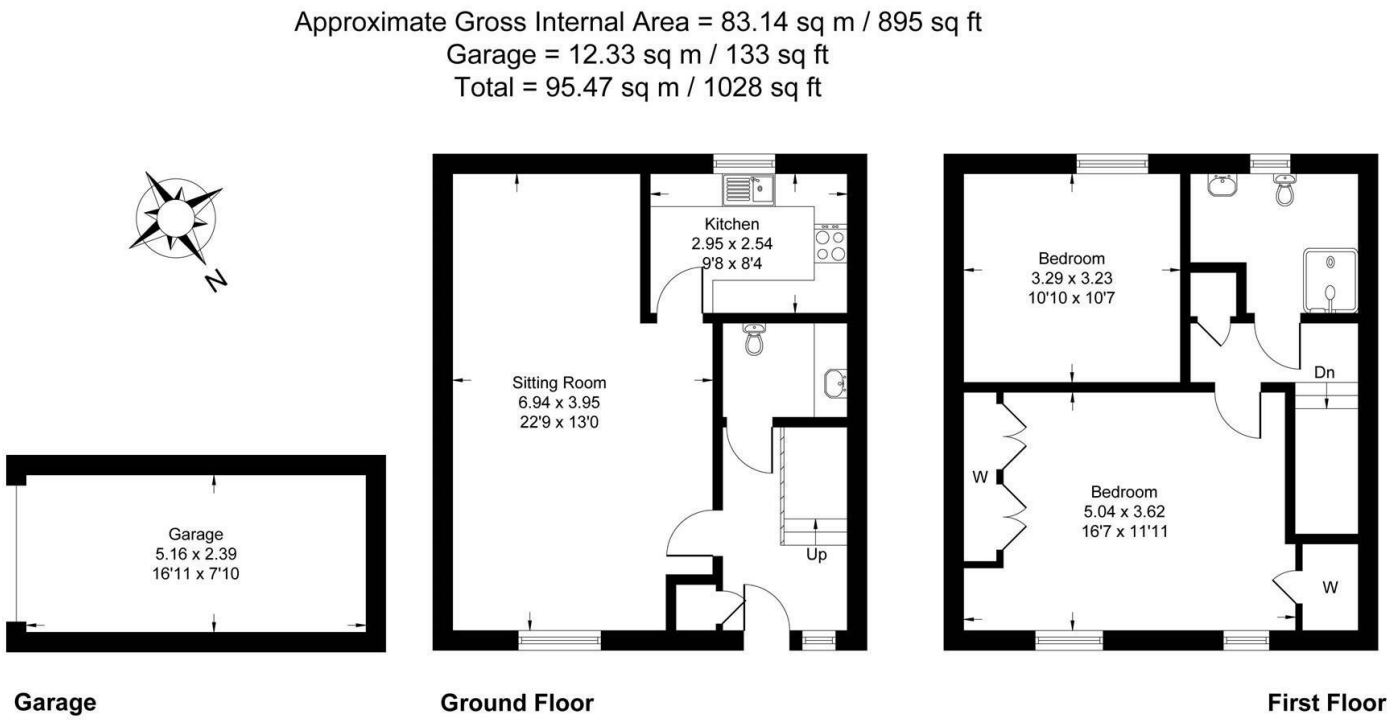
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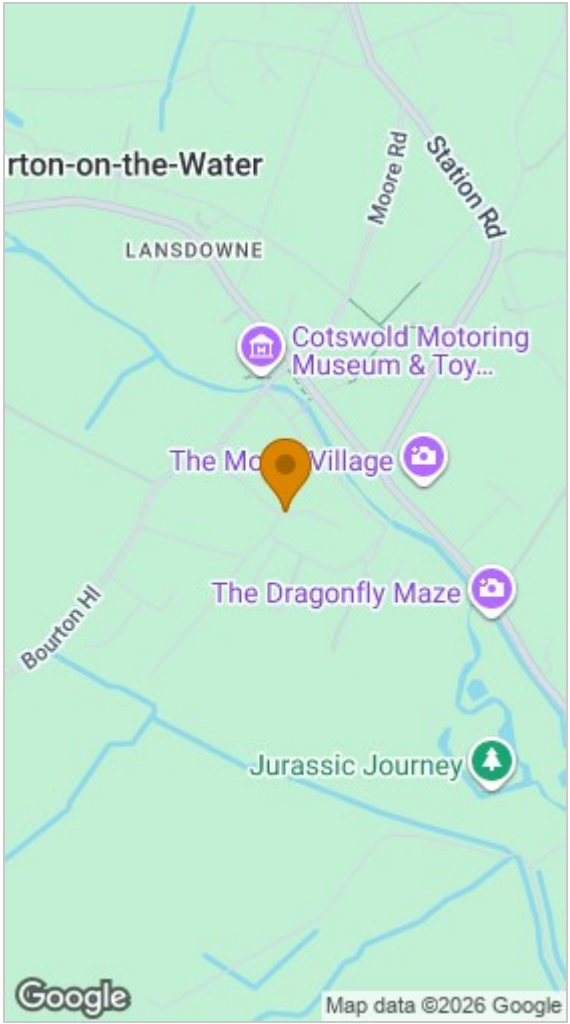


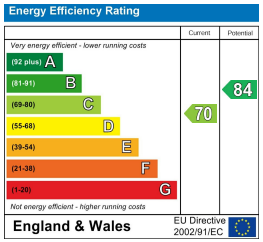
Floor Plan



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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