

established 200 years

Tayler & Fletcher



22 Barnsley Way
Bourton-On-The-Water, Cheltenham, GL54 2GA
Guide Price £350,000





22 Barnsley Way

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A beautifully presented and extended 3 bedroom terraced house with accommodation arranged over three floors and a landscaped rear garden set in a convenient and popular residential setting 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

22 Barnsley Way comprises a beautifully presented terraced house of reconstituted stone elevations under a slate roof owned from new by the current owners and tastefully updated and extended during their ownership to create an individual and desirable family home. The accommodation is arranged over three floors with a central hall, cloakroom, fitted kitchen and open plan living room to the rear, with a garden room off. On the first floor there are two good sized double bedrooms and a family bathroom and stairs rise up to the second floor with a principal bedroom with en suite WC with wash hand basin. The house sits at the entrance to Barnsley way with a small landscaped front garden with clipped hedging leading to a covered entrance. Set to the rear of the house is a landscaped west facing rear garden designed with ease of maintenance in mind with a

path leading down one side to the rear, with a single parking space beyond. There is unrestricted on street parking.

Approach

Covered entrance with outside light. Front door with double glazed inserts to:

Reception Hall

With stairs rising to first floor. Recessed ceiling spotlighting. Bespoke built-in below stairs storage cupboard including housemaids cupboard. Painted timber door through to:

Cloakroom

With tiled floor, low level WC, wall mounted wash hand basin with tiled splash back and chrome heated towel rail.

From the hall, painted timber door with bevelled edged glazing to:

Kitchen

With fitted kitchen comprising four ring gas hob with tiled splash back, brushed stainless steel extractor over and built-in oven/grill below. Worktop with stainless steel sink unit with chrome mixer tap, range of below work surface cupboards and drawers and space and plumbing for washing machine. Wide double glazed casement window to front elevation. Range of eye level cupboards and space for upright fridge/freezer. Three quarter height larder cupboard. Recessed ceiling spotlighting and tiled floor. Vertical chrome heated radiator. Cupboard housing the Worcester gas-fired central heating boiler.

From the hall, doorway interconnecting through to the:

Principal Living Room

With seating and dining areas with double glazed casement window overlooking the rear garden. Recessed ceiling spotlighting and double glazed French doors leading out to the:

Garden Room

With double glazed casements and double glazed door leading out to the garden. Mono pitched translucent roof.

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

First Floor Landing

With stairs continuing up to the second floor. Recessed ceiling spotlighting. Painted timber door to built-in cupboard with pine slatted shelving. Painted timber door to:

Bedroom Two

With wide double glazed casement window overlooking the front of the property. Recessed ceiling spotlighting.

From the landing, painted timber door to:

Bedroom Three

With double glazed casement window overlooking the rear garden. Recessed ceiling spotlighting. Built-in cupboard with mirror fronted sliding doors.

From the landing, painted timber door to:

Bathroom

With matching suite comprising p-shaped bath with chrome mixer tap, chrome shower over and glazed shower panel. Low level WC with built-in cistern and storage, wash hand basin with chrome mixer tap and built-in cupboards below. Part tiled walls. Back-lit mirror, recessed ceiling spotlighting and double glazed casement window to the rear of the property.

From the landing, painted timber balustrade and handrail rise up to the:

Principal Bedroom Suite

With landing with recessed ceiling spotlighting and painted timber door to:

Bedroom One

Double aspect with double glazed casement window to rear elevation and two Velux to front elevation. Recessed ceiling spotlighting. Access to eaves storage.

Painted timber door to:

En Suite Cloakroom

With chrome heated towel rail, matching low level WC and wash hand basin with chrome mixer tap, splash back and built-in drawers below. Opaque

double glazed casement window to rear elevation. Recessed ceiling spotlighting.

OUTSIDE

22 Barnsley Way is approached from the highway via a recently paved front path with gravelled border to either side and clipped box hedging surrounding, in turn leading to the front door. Set to the rear of the house with a separate pedestrian access from the dedicated parking area for two vehicles is the garden recently landscaped with paved path to the side and with Astro turf and retaining bed to one side. Surrounded by closed board timber fencing.

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.

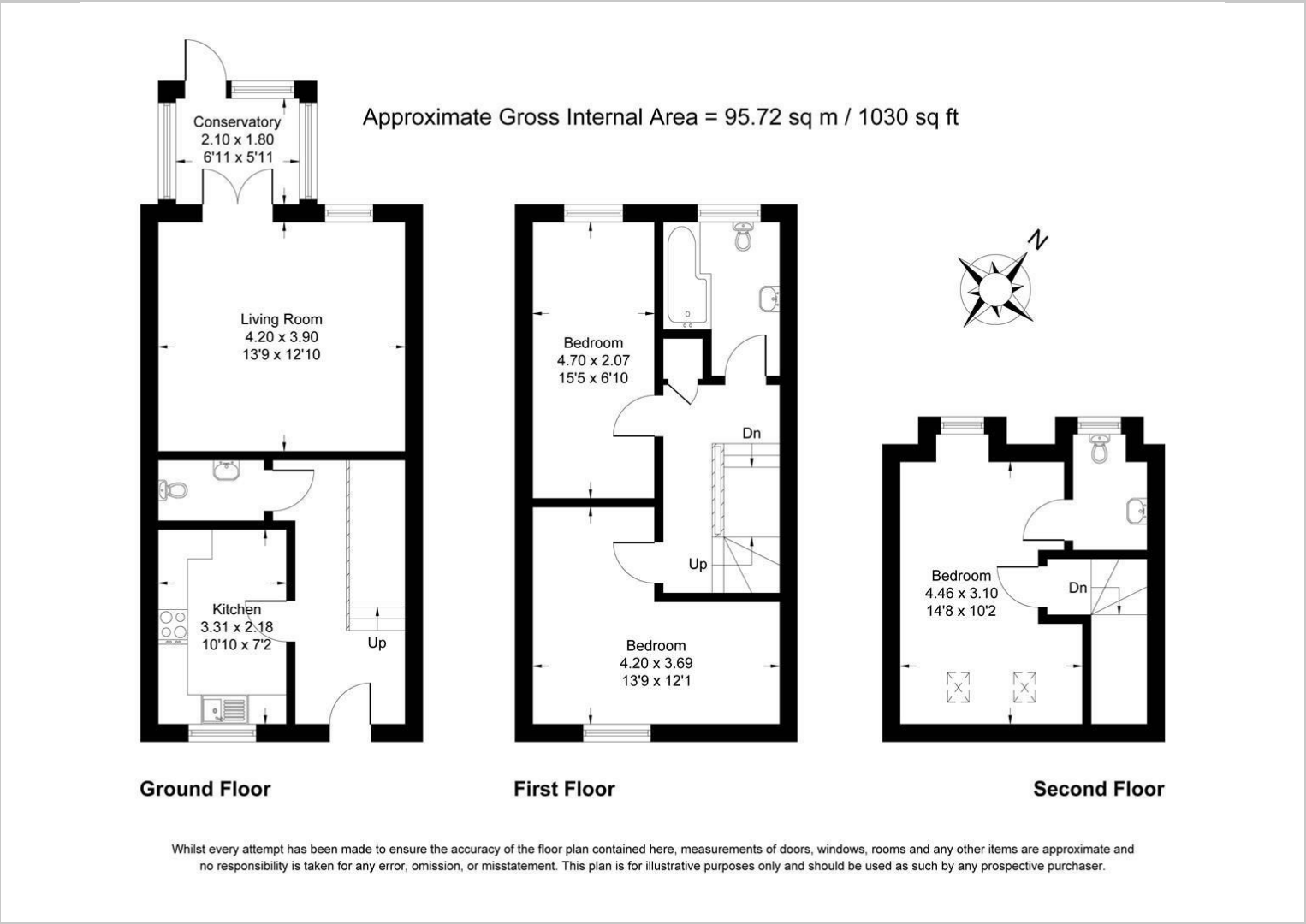
DIRECTIONS

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.22 will be found after a short distance on the right hand side.

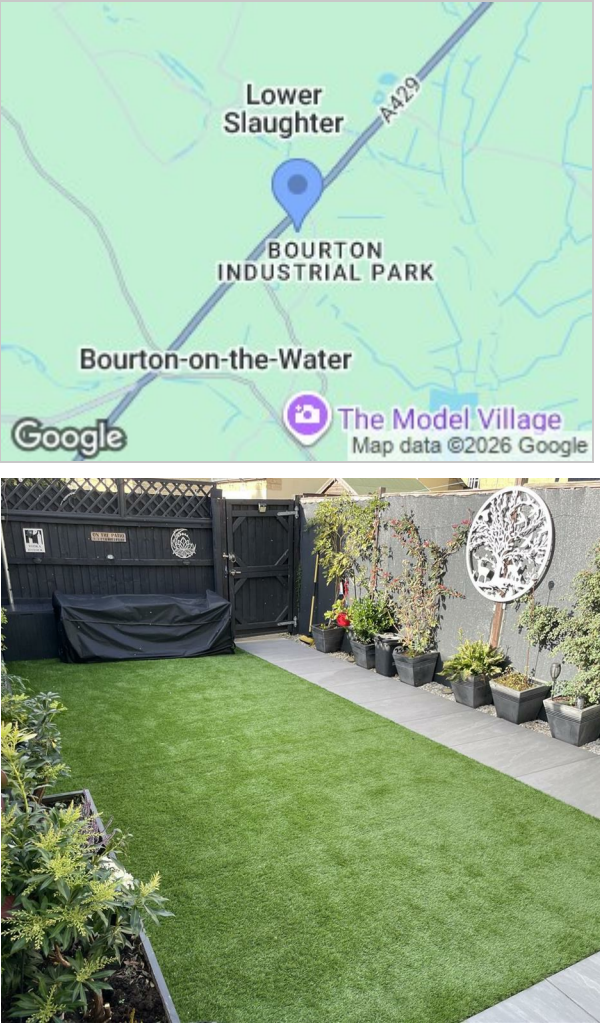
What 3 Words Location ID: [salaried.crowd.dining](https://www.what3words.com/salaried.crowd.dining)



Floor Plan



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