established 200 years

Tayler & Fletcher









20 Chardwar Gardens, Bourton-On-The-Water GL54 2BL

Guide Price £179,500

A two bedroom ground floor apartment set in a peaceful position in this popular development for the over 55's with allocated parking, situated close to the village centre and amenities. For sale with no onward chain.

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

No.20 comprises a ground floor apartment tucked away in the corner of this popular development for the over 55's with level access from the parking area to the front (with a dedicated parking space and visitor parking also available). The property is on the ground floor with a good-sized open plan living room with windows and French doors to the rear and with a fitted kitchen, bathroom and two bedrooms. Some updating would be beneficial. The property is offered for sale with no onward chain.

Approach

From the communal parking area, covered entrance and opaque glazed panelled front door to:

Hall

With built-in cupboard housing the electricity meter and with shelving. Bi-fold doors to the:

Bathroom

With panelled bath with mixer tap, chrome handset shower attachment and separate wall mounted Mira shower over. Pedestal wash hand basin, low level WC and part tiled walls. From the hall, door to:



Kitchen

With built-in kitchen with worktop with sink unit and chrome mixer tap, four ring Bosch gas hob with built in cupboard and drawers below. Space and plumbing for washing machine, three quarter height unit with built in oven/grill and with cupboards above and below. Space for upright fridge/freezer. Tiled splash back and double glazed casement window to the front of the property.
From the hall, painted timber door through to:

Living Room

With dining and seating areas, with double glazed sliding French doors to the rear patio terrace and communal gardens. Double glazed casement window to the front. Two wall light points and coved ceiling.
From the hall, door to:



Bedroom One

With double glazed casement window overlooking the communal gardens to the rear, extensive built-in wardrobes and built-in chest of drawers. Further recessed built-in wardrobe cupboard, Coved ceiling.
From the hall, door to:



Bedroom Two
With double glazed casement window overlooking the communal gardens to the rear and bi-fold door to built-in airing cupboard housing the Glow-worm fuel saver gas fired central heating boiler with pine slatted shelving.



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 C. Rate Payable for 2026/ 2027: £2140.31

MANAGEMENT CHARGE
There is a monthly management charge circa £357 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.

TENURE - Leasehold
This property has a 999 year lease which commenced in 1989,

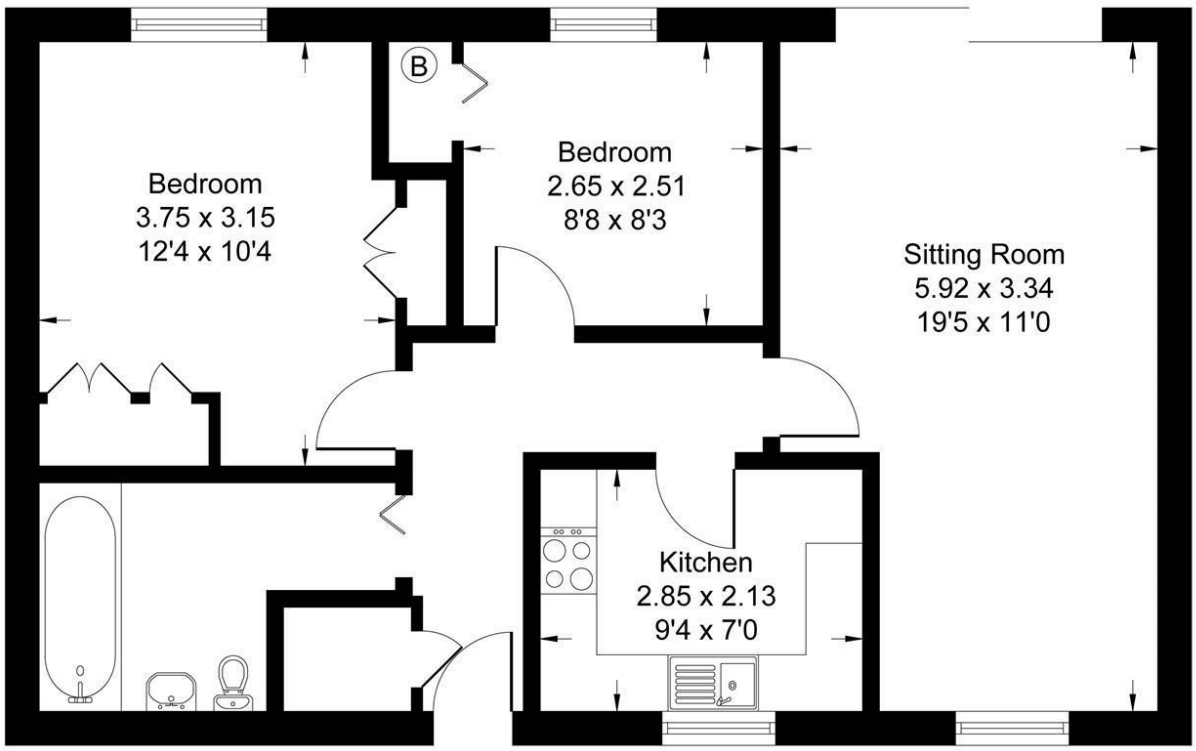
DIRECTIONS
From the Bourton office of Tayler & Fletcher proceed in a Northerly direction in to the centre of the village. Opposite Londis, turn right over the river and Chardwar Gardens will be found shortly on the left hand side. Visitor's parking is to be found just inside the development on the right hand side, opposite the garages. Proceed around to the right to the far end of Chardwar Gardens and the front door of No.20 will be found on the left hand side within a covered walkway.

What 3 Words location: ogre.reserving.ballpoint



Floor Plan

Approximate Gross Internal Area = 58.55 sq m / 630 sq ft

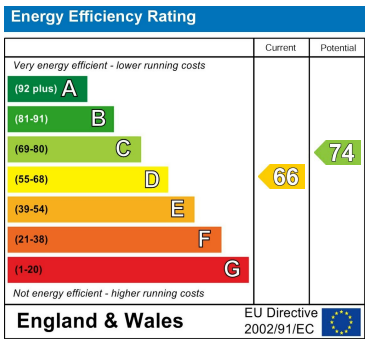


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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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