



HAYMAN-JOYCE

4 PARK FARM
BOURTON-ON-THE-WATER
CHELTENHAM
GLOUCESTERSHIRE
GL54 2HG

**MODERN DETACHED HOUSE
IN A QUIET CUL-DE-SAC,
WITHIN WALKING DISTANCE
OF THE VILLAGE CENTRE.**

SITUATION

Bourton-on-the-Water is a charming Cotswold village made popular by the shallow River Windrush running through the centre

Comprehensive facilities include Co-operative store, pharmacy, doctors, community centre, dentist, primary school and the outstanding academy 'The Cotswold School' Stow-on-the-Wold (4 miles) and Moreton-in-Marsh (8 miles), both with many attractions and a good range of shopping facilities

Good train services from both Moreton-in-Marsh and Kingham (8 miles equidistant), the fastest reaching Paddington in approx. 80 minutes

Other local towns within easy reach are Cheltenham and Cirencester (16 miles), Stratford-upon-Avon (25) and Oxford (28)

Guide Price £450,000

HAYMAN - JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Superbly-presented detached family home, situated in a quiet cul-de-sac on the edge of this well-regarded development, within walking distance of the centre of Bourton-on-the-Water
- Entrance hall with cloakroom off and stairs rising to the first floor
- The spacious sitting/dining room, offers good-quality wood laminate flooring, a large understairs storage cupboard, access to the utility/side lobby and is open to the kitchen
- The stylish fitted kitchen, offers a good range of wall and floor units, with a pull-out larder cupboard, laminated granite-effect work surfaces, Belfast sink and ceramic tiled floor, as well as a number of integrated appliances such as a Zanussi stainless-steel oven and separate Bosch induction hob with overhead extractor
- Leading off the kitchen area, through internal double French doors, is the garden room, with bi-folding doors to the garden, additional side access and a wall-mounted vertical radiator
- The utility room/side lobby offers a further range of storage cupboards, with laminated wood-effect work surfaces and inset stainless-steel sink, as well as space and plumbing for a washing machine and large fridge-freezer, and external access to the terraced area
- To the first floor, the landing has a cupboard housing the boiler
- There are three good-size bedrooms, with bedrooms one and two both having built-in wardrobe cupboards
- All bedrooms are serviced by the bathroom, consisting of a tongue & groove panelled bath with overhead mains-operated shower, pedestal wash-hand basin and low-level wc
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,750 pcm

OUTSIDE

- The north-east facing rear garden affords a good degree of privacy, and has a large section of lawn, extensive planting beds and adjoining terrace, as well as a wooden garden shed and gated side access, the whole is enclosed by wood-panel fencing
- To the front of the property, there is ample off-street parking for two/three vehicles, leading to the attached single garage, with up and over metal door, light and power, and rear door to the garden

OUTGOINGS

- Council tax – band D
- Tax payable for 2026/27 - £2,407.84

DIRECTIONS

- From Stow-on-the-Wold head south on the A429 (Fosse Way) and after approx. 2.5 miles at the traffic lights turn left onto Station Road
- After 350ft turn right onto Park Farm
- Take your next right and the property will be found at the end of the cul-de-sac on the right
- what3words: devours.glossed.revealing

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 54.2 Mbps if provider is BT
- EPC Band D

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188



MIM260319 / 626071

IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





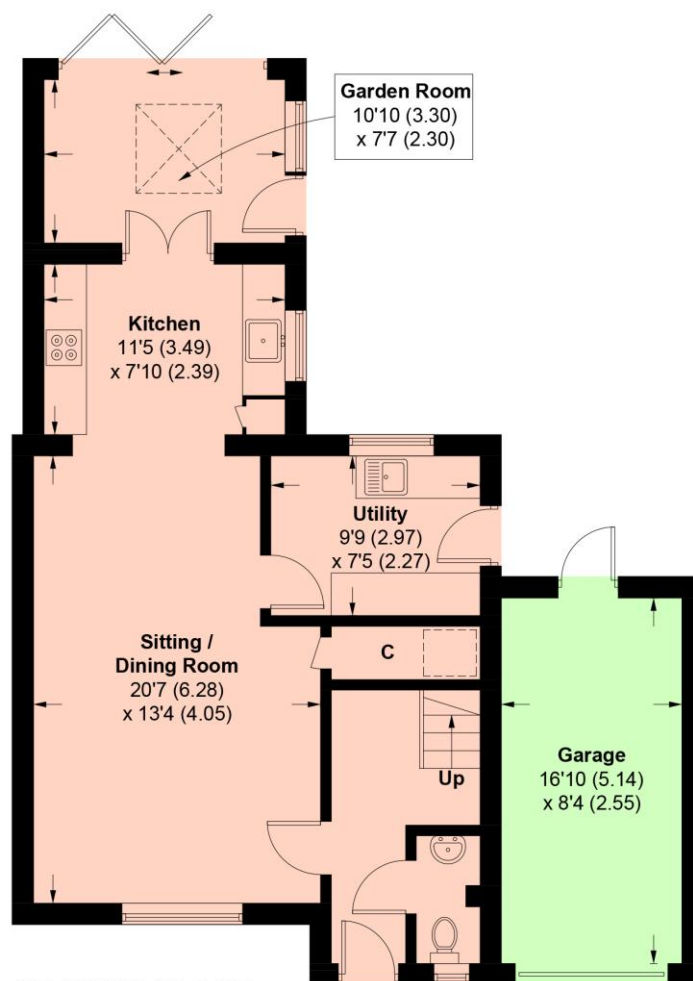
4 Park Farm, Bourton-on-the-Water, Cheltenham, GL54 2HF

Approximate Area = 100.0 sq m / 1076 sq ft

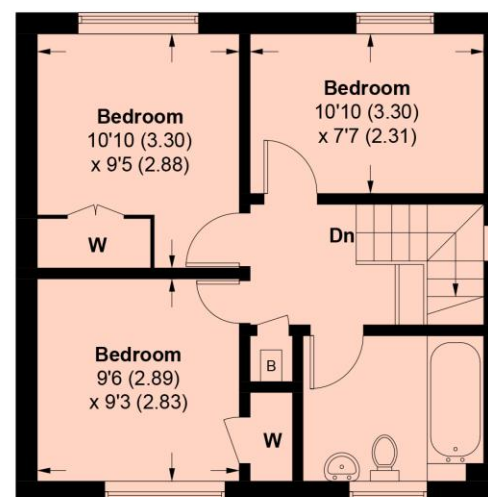
Garage = 13.11 sq m / 141 sq ft

Total = 113.11 sq m / 1217 sq ft

For identification only - Not to Scale



GROUND FLOOR



FIRST FLOOR

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k