



**Chardwar Cottage**  
Bourton on the Water  
Gloucestershire  
GL54 2DN





## Description

Situated close to the village centre this beautifully presented cottage has been extensively refurbished and is positioned in a tucked away location with gated access, one allocated parking space to the front and pretty walled landscaped gardens to the rear. Chardwar Cottage has four bedrooms and two bathrooms on the first floor whilst on the ground floor the limestone tiled reception hall leads to an open plan dining area, a stylish kitchen/breakfast room overlooking the garden with a useful larder and utility room and there is a lovely sitting room plus another reception/office with a cloakroom off.

## Directions

Proceed from Lansdowne along Bourton high street toward the river and turn right onto Victoria street take a left hand turn into Clapton Row and the property can be found behind the gates at the entrance to Chardwar Gardens on the left hand side.

## Bourton on the Water

Bourton on the Water is a large village situated in the heart of the North Cotswolds - a popular tourist destination, a village of enormous character and appeal, with period Cotswold stone houses and shops flanking the shallow River Windrush that runs through the


village centre. There are a range of amenities, including gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, supermarkets, library, post office, churches, primary and secondary schools.

## Tenure & Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

## Viewing Arrangements -

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

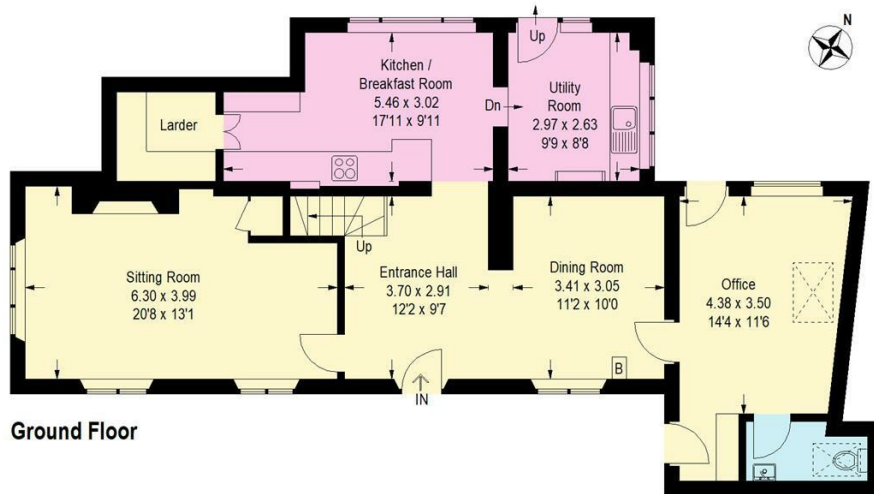




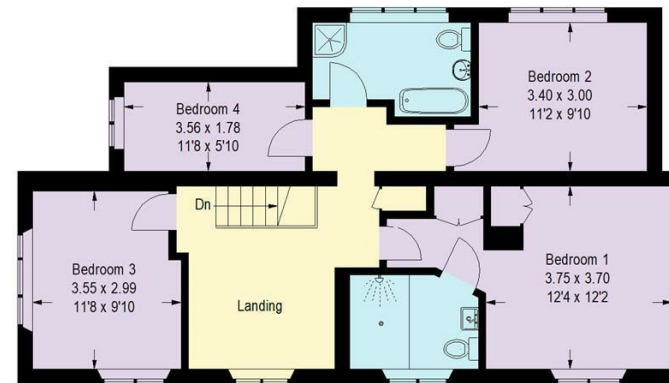


## Chardwar Cottage

Approximate Gross Internal Area = 175 sq m / 1887 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

### Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

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### Bourton on the Water

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