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Tayler & Fletcher



CHARTRES HOUSE
Victoria Street, Bourton-on-the-Water

Stow-on-the-Wold 4 miles, Cheltenham 14 miles, Cirencester 16 miles, Kingham (Mainline Station) 8 miles

**Chartres House
Victoria Street
Bourton-on-the-Water
Gloucestershire
GL54 2BY**

**AN IMPRESSIVE AND HISTORIC VILLAGE HOUSE
SITUATED JUST OFF THE VILLAGE CENTRE WITH
WELL PROPORTIONED RECEPTION ROOMS, A
PRIVATE GARDEN, GARAGE AND PARKING**

- Grade II Listed House
- Fine Reception Rooms
- Kitchen / Breakfast Room
- Garden Room
- Barrel Vaulted Master Bedroom
- En Suite Bathroom
- 2 Further Bedrooms
- Family Bathroom
- Private Garden
- Single Garage & Parking

Guide price £675,000

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01451 820913

LOCATION

Chartres House is situated in the heart of Bourton on the Water, fronting on to Victoria Street just off the village green and well known for the picturesque River Windrush running through. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold secondary school. The areas larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide a wide range of outdoor rural leisure pursuits.

DESCRIPTION

Chartres House comprises part of an historic and substantial property formerly known as Chardwar and believed to date from the late 17th Century. The property has impressive proportions being constructed of Cotswold stone under a part stone slate and part flat roof and retains some good period features with mullioned windows, fine chimneys and a stone arched garden room. The accommodation incorporates a finely proportioned drawing

room with cut stone fireplace and chimney breast, a part panelled dining room with woodblock floor and a kitchen breakfast room on the ground floor. On the first floor is a large master bedroom with vaulted ceilings and mullioned window and there are two further bedrooms and a family bathroom. Set to the rear of the house is a private garden, together with a separate single garage with parking.

The accommodation is arranged as follows:

Hall

Solid oak door with glazed leaded lights to entrance hall with terracotta tiled floor, mat well, built in cupboard housing the electricity and gas meters and fuse box, cloaks hanging rail and painted timber door to:

Cloakroom

With low level WC with timber seat, wall mounted wash hand basin with gilt taps and tiled splash back, continuation of the terracotta tiled floor and opaque glazed window through to the utility room. From the entrance hall, wide glazed panelled door to:



Kitchen/Breakfast Room

With continuation of the terracotta tiled floor and a wide mullioned window with leaded lights to front elevation. Fitted kitchen comprising one and a half bowl sink unit with stainless steel mixer tap, four ring Zanussi induction hob set within a timber edged work top with built in Bosch oven/grill below. Range of built in cupboards and drawers, space and plumbing for washing machine and dishwasher, decorative coved ceiling and further matching worktop with timber edge and lined oak fronted floor units. Range of eye level cabinets with glazed solid doors and corner display shelving, further built in cupboards over the main work top, recessed shelving and opaque glazed door through to:

Utility Room

With continuation of the terracotta tiled floor, wall mounted gas fired central heating boiler, work top, space and plumbing for washing machine, casement window with leaded lights to rear elevation and built in shelving. From the kitchen, solid oak door through to the:

Dining Room

With herringbone wood block floor, part panelled walls, wide mullioned casement with leaded lights to front elevation, ornate coved ceiling, solid timber staircase with solid timber door below to below stairs storage with shelving and continuation of the wood block floor. Three wall light points. Solid oak panelled door through to the:



Drawing Room

With part oak panelled walls and wide three quarter height mullioned windows with arched glazing and mullions. An impressive cut stone fireplace with stone chimney breast with decorative coving and stone hearth. Gas point. Four wall light points and a pair of interconnecting oak framed glazed french doors through to:

Garden Room

With terracotta floor and three quarter height fixed glazed casement and french doors set within an ornate colonnade with arched cut stone lintels and pillar. View to rear garden. Mat well. Wall light point. Oak door with glazed insert back through to kitchen and with cut stone surround. From the dining room, stairs with oak hand rail and balustrade rise to the:



First Floor Landing

With roof light over and interconnecting painted timber door to:

Bedroom 1

With barrel vaulted ceiling, wide stone mullioned window overlooking the rear garden to Chardwar gardens, ornate cut stone fireplace with cut stone hearth and inner surround with mantel over. Four wall light points. Opaque glazed panelled door to:



En Suite Bathroom

With a pair of mullioned casements with leaded light windows overlooking the rear garden, panelled bath with gilt mixer tap and handset shower attachment, low level WC with timber seat and pedestal wash hand basin with gilt taps and tiled splash back. Recessed ceiling spotlighting. From the landing, painted timber door to:

Bedroom 2

With painted mullioned window with leaded light casements to front elevation. Extensive built in cupboards and access to roof space. Three wall light points. From the landing, painted timber door to:

Bedroom 3

With built in airing cupboard with foam lagged hot water cylinder and pine slatted shelving. Wide painted mullion window with leaded lights to front elevation. From the landing, painted timber door to:

Bathroom

With low level WC with timber seat, pedestal wash hand basin and space and plumbing for new bathroom suite. Leaded light casement window to side elevation.

Outside

Chartres House is approached directly from Victoria Street in the heart of the village. Separate access and vehicular access is achieved from Chardwar Gardens to the rear which in turn leads to a gravelled parking area and semi detached garage. The garage is constructed of stone elevations under a pitched reconstituted stone tiled roof (separate access via a wide pair of timber doors) in turn leading to the work bench area to one end and access to an extensive eaves storage, Power and lighting.

A pedestrian gate leads from the parking area to the gardens for Chartres House with a path leading to the french doors to the garden room and being laid mainly to lawn with herbaceous shrubs and borders surrounding.



LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000)

COUNCIL TAX

Council Tax band 'F'. Rate payable for 2020/2021 £2,638.91

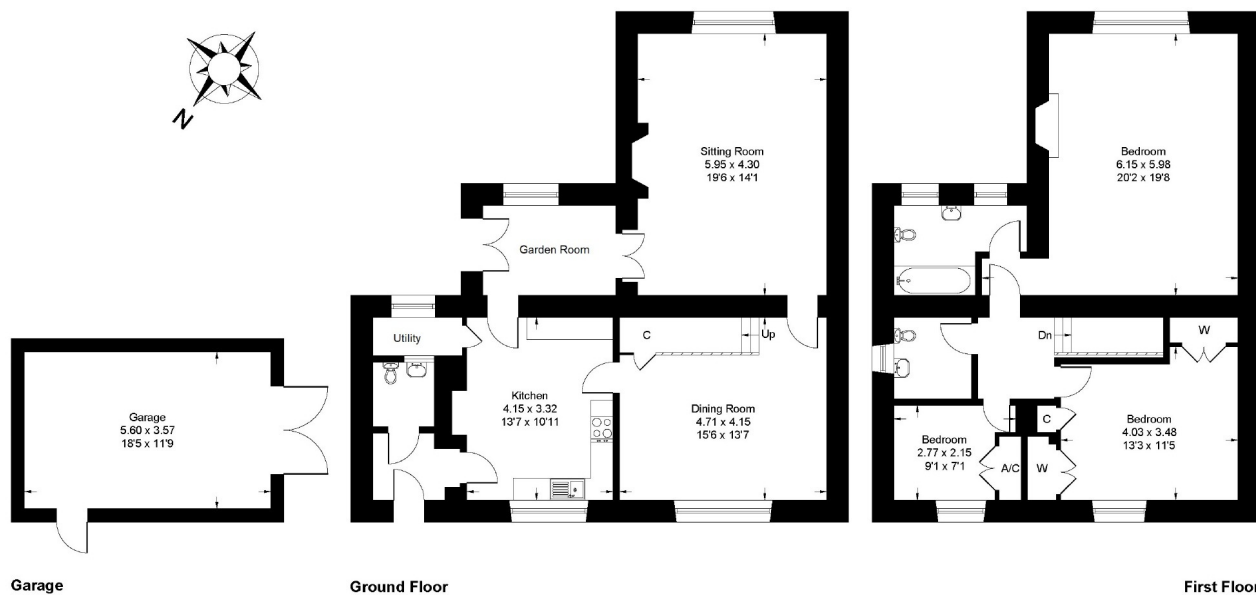
SERVICES

Mains Electricity, Gas, Water and Drainage are connected.

DIRECTIONS

From the Bourton office proceed through the centre of the village turning right opposite the former Lloyds Bank over the bridge in to Victoria Street. Chartres House will be found shortly after Chester House on the left hand side. Parking may be found by turning left shortly after the property in to Chardwar Gardens with the garage and parking immediately on the left prior to entering the private entrance for Chardwar Gardens.

Approximate Gross Internal Area = 148.63 sq m / 1600 sq ft
 Garage = 19.99 sq m / 215 sq ft
 Total = 168.62 sq m / 1815 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.



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