



THE HARRISON
GARDEN
Sales &
Lettings

Angels' Folly, Bourton On The Hill



**** OPEN MORNING ON SATURDAY APRIL 27TH FROM 10A.M UNTIL MIDDAY - PLEASE CONTACT THE OFFICE TO RESERVE A VIEWING ****

Tucked away from the main street of Bourton-on-the-Hill, this beautiful two-bedroom cottage oozes period charm and character throughout. Having been recently renovated to a high standard and using tastefully sourced reclaimed materials throughout, this home would be ideal for a working couple looking to escape to the country.

From the rear, the garden is bordered by a Cotswold Stone wall and is abundant with flourishing shrubs, trees and plants. The patio provides ample seating space to enjoy a morning cuppa to entertain friends and family in and to relax and enjoy our beautiful, clear Cotswold night skies. Entering the property, and moving directly into the kitchen, the white gloss cabinets and quartz worktops provide a clean and fresh look and bring a contemporary edge to the character features - while benefiting from an electric oven, induction hob, fridge and dishwasher. Trendy pendants sit above the breakfast bar, and provide ambient lighting to illuminate a relaxing evening. The living room is an equally bright and airy space with an exposed stone fireplace and inset log-burner, as well as a patio door leading into the shared courtyard. Back towards the front of the property, there is a bathroom with shower over the bath, vanity unit with basin, w/c and towel rail. The utility cupboard has ample storage space whilst also housing the washing machine and boiler.







Upstairs there are two well proportioned and spacious bedrooms. The principal bedroom features exposed wooden beams, vaulted ceilings and a beautiful reclaimed sliding barn door which leads into the en-suite - with spacious walk-in shower, vanity unit with basin, w/c and towel rail. A dressing area to the left of the bed makes excellent use of space here.

Bedroom 2 is a large, spacious room with vaulted ceiling, exposed timbers and far reaching views across the beautiful garden and also the Batsford Estate.

The attractive hillside village of Bourton-on-the-Hill presides over the local Cotswold landscape and is located approximately two miles from thriving Moreton-in-Marsh. Predominantly consisting of a host of 17th and 18th century cottages, the village also houses a beautiful 12th Century church and popular public house, The Horse and Groom. Nearby attractions include Batsford Arboretum, one of the country's most impressive botanical collections, whilst neighbouring Moreton-in-Marsh benefits from a train station which provides direct lines to London Paddington, Oxford and Worcester.

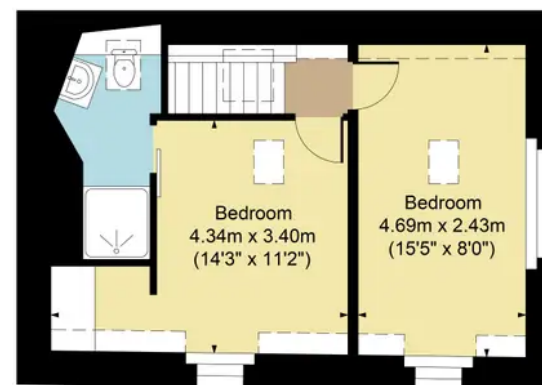
Bourton-on-the-Hill, GL56 9AE

Main House Approx. Gross Internal Area:- 66.0 sq.m. 715 sq.ft.

Total Approx. Gross Area:- 66.0 sq.m. 715 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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