



Angels' Folly, Bourton On The Hill





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 ensuite - 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.

Moving back to the outside of the property, the





**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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