



HARRISON
Sales &
Lettings
WARDEN

7 Kingfisher Road, Bourton-On-The-Water
Cheltenham

In Excess of £500,000



Bourton Chase was built by Bloor Homes in 2017. This four bed detached property has had one owner from new. The accommodation comprises of spacious living room fitted with half window colonial shutters. Leading down the hallway is a open plan kitchen/dining room with French doors out to the garden. The modern kitchen is fully quipped with integrated appliances. There is a downstairs cloakroom/WC and a separate utility room. On the first floor, there are two double bedrooms both with built in wardrobes, two single bedrooms, one of which is currently used as the study and a family bathroom. The principle bedroom has a en-suite. The property also has a built in sound system throughout. The garden has been newly landscaped by the current owners who like to enjoy the top patio for al fresco dining. With the garden split on two levels, the lower gravelled area is perfect for those wanting to relax in complete privacy. The garden has rear access to the single garage which has electric services. There is ample parking and it's own driveway. EPC: C CTB: E Tenure: Freehold

Disclaimer

Under The Estate Agents Act 1979. We declare that the vendor of this property is an employee of Harrison & Hardie Ltd.

Viewing Arrangements -

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

Directions

From the office of Harrison James & Hardie in Bourton on the Water, turn left onto the High Street, continuing through Lansdowne to the A429 Fosseway. Turn right and continue through the traffic lights, until reaching the right hand turning into Meadow Way. At the mini-roundabout, turn left and then right into Kingfisher Road. The property will be found on the left hand side.





7 Kingfisher Road, Bourton GL54 2RB

Main House Approx. Gross Internal Area:- 96.22 sq.m. 1036 sq.ft.

Garage Approx. Gross Area:- 16.25 sq.m. 175 sq.ft.

Total Approx. Gross Area:- 112.47 sq.m. 1211 sq.ft.



Garage

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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01452 822977