



HARRISON  
Sales &  
Lettings  
HARDEN

Moore Road, Bourton on the Water





This elegant double-fronted Cotswold stone home is situated within short walking distance of the heart of the village, Bourton-on-the-Water. Exuding charm, this property offers a blend of traditional features with modern comforts, making it an ideal home for those seeking spacious and well-appointed living space. Additionally, it would also make an ideal investment opportunity, particularly as a Bed and Breakfast (B&B), as it was previously used for this purpose, or even as a holiday let.

As you enter through the front door, you are welcomed by a generous entrance hall that sets the tone for the rest of the house with its high ceilings and original features. To one side of the hall is the well-proportioned sitting room, featuring a cozy fireplace and a charming bay window, providing a bright and inviting space. Across the hall lies the formal dining room, complete with a wood-burning stove and another attractive three-sided bay window. A door from the dining room leads to a stunning garden room with a high vaulted glass ceiling, offering serene views of the rear garden and direct access to it. Adjoining the garden room is a convenient bedroom with an en-suite shower room, as well as a separate cloakroom.

The kitchen, overlooking the garden, is both functional and stylish. It features a wide range of base unit cabinets, elegant granite-effect worktops, and a stainless-steel Italian range oven with a matching cooker hood. The kitchen is further enhanced by an island unit with a sink and breakfast bar, providing both additional workspace and a casual dining option. Adjacent to the kitchen is a practical utility area, offering additional storage and functionality.

On the first floor, the property boasts three spacious en-suite double bedrooms. The master bedroom has an en-suite shower room, as does the third bedroom, and the second bedroom has an en-suite bathroom.











Located within the grounds of the property is a detached cottage. This inviting cottage features a sitting room, a kitchen/breakfast room, and two en-suite bedrooms, complemented by an additional bathroom downstairs. Recently updated with a new kitchen, windows, and boiler, the cottage also boasts its own dedicated garden space. This makes it ideal for accommodating guests, generating additional rental income, or providing comfortable living quarters for extended family.

The main garden, located to the rear of the property, faces south-east, ensuring plenty of sunlight throughout the day. A paved terrace provides the perfect setting for al fresco dining, while the large, well-maintained lawn, bordered by mature plants and trees, creates a tranquil outdoor retreat. The garden also features a summer house and a greenhouse, adding to its versatility. A willow fence and evergreen hedging provide privacy between the main house and the cottage.

Further benefits on the main house is the new roof, which was fitted in April 2025 and comes with a 10 year guarantee.

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.

EPC: D

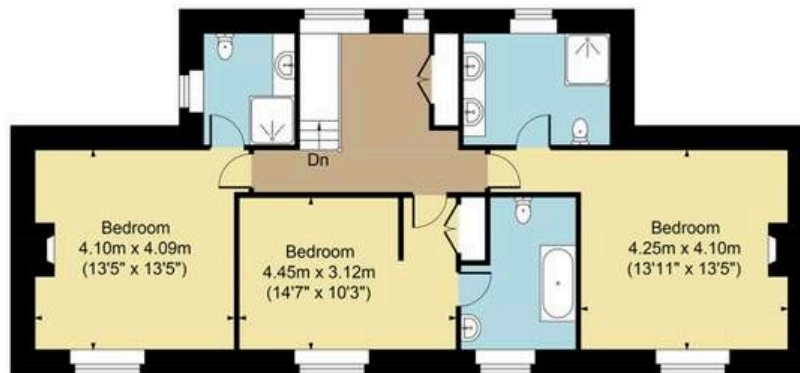
Council Tax Band: G

Tenure: Freehold

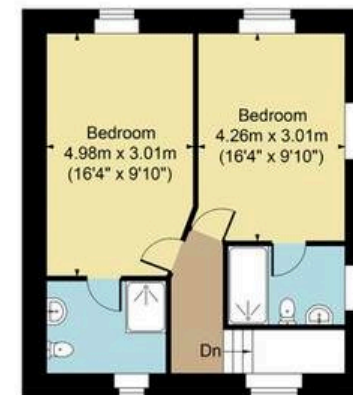
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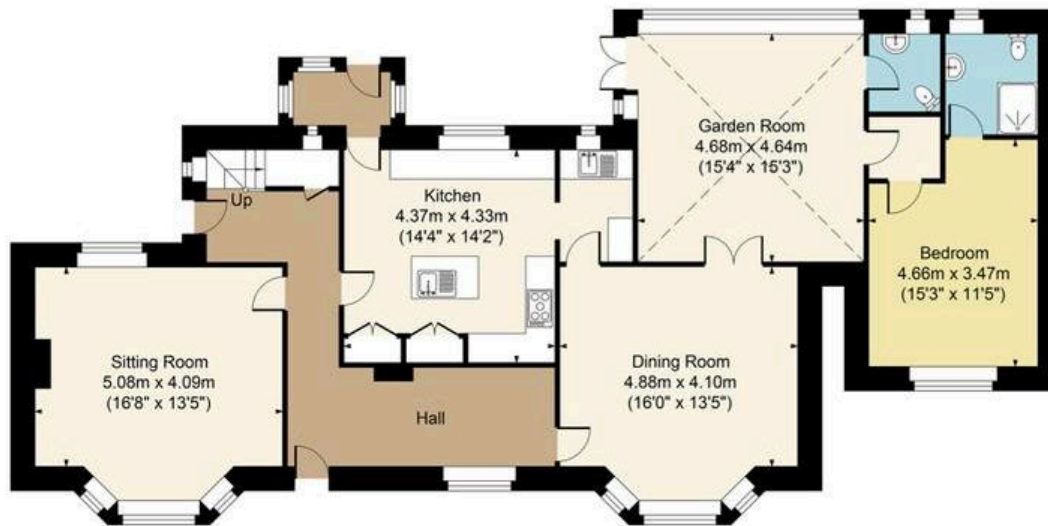
**Shireburn House, Moore Road, Bourton, GL54 2AZ**  
 Main House Approx. Gross Internal Area:- 218.25 sq.m. 2349 sq.ft.  
 The Cottage Approx. Gross Area:- 89.01 sq.m. 958 sq.ft.  
 Total Approx. Gross Area:- 307.26 sq.m. 3307 sq.ft.



First Floor



First Floor (The Cottage)



Ground Floor



Ground Floor (The Cottage)

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 [Dashed line symbol] Denotes restricted head height  
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