



Station Road, Bourton-On-The-Water



This charming and spacious property currently operating as a successful holiday let, yet it retains the warmth and character of a beloved family home.

Upon entering, the hall leads to the family kitchen and utility area, where you'll find space and plumbing for a washing machine and tumble dryer. The dual-aspect, farmhouse-style kitchen/breakfast room is a standout feature, boasting a wide array of wall and base units. From the kitchen, you access an inner hall featuring decorative floor tiles, leading to the first floor. The property offers a dual-aspect sitting room, enhanced by original parquet flooring, fitted book shelving, and a beautiful fireplace with a stone surround and cast-iron wood burner, creating a cozy and inviting space. There is also a separate dining room with parquet flooring and a picture window that overlooks the well-established front garden.

The first floor is accessed via a galleried landing, joining all the bedrooms and the main family bathroom. The principal bedroom, featuring two built-in double wardrobes and a stunning en-suite shower room. The three additional bedrooms are all generously sized doubles, serviced by a well sized family bathroom that includes a free-standing bath and separate shower.

To the rear, a conservatory opens out to the south/south-west facing garden, offering a perfect spot to enjoy the outdoors.

Further benefits also include a tandem garage, accessible from the hall, boiler room housing the Gas Boiler, UPVC Double Glazing And further development (subject to planning permission) enhancing the versatility of this delightful home.

EPC: C

Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.





Mossgiel, Station Road, Bourton, GL54 2ER

Main House Approx. Gross Internal Area:- 197.47 sq.m. 2126 sq.ft.

Garage Approx. Gross Area:- 30.52 sq.m. 328 sq.ft.

Total Approx. Gross Area:- 227.99 sq.m. 2454 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