



HARRISON
Sales &
Lettings
HARDIEN

Folly Field, Bourton-on-the-Water



This four-bedroom detached family home is situated in a tranquil cul-de-sac. The property requires modernisation, and being within walking distance of the village centre and the highly acclaimed Cotswold School, represents an excellent opportunity.

An entrance hall leads to a kitchen, a well-proportioned sitting room, and a separate dining room. A convenient WC is also located on the ground floor. The first floor includes a master bedroom with an en suite shower room, three additional bedrooms, and a family bathroom. Outside, the home offers a single garage, a pleasant garden, and off-road parking.

No onward chain.

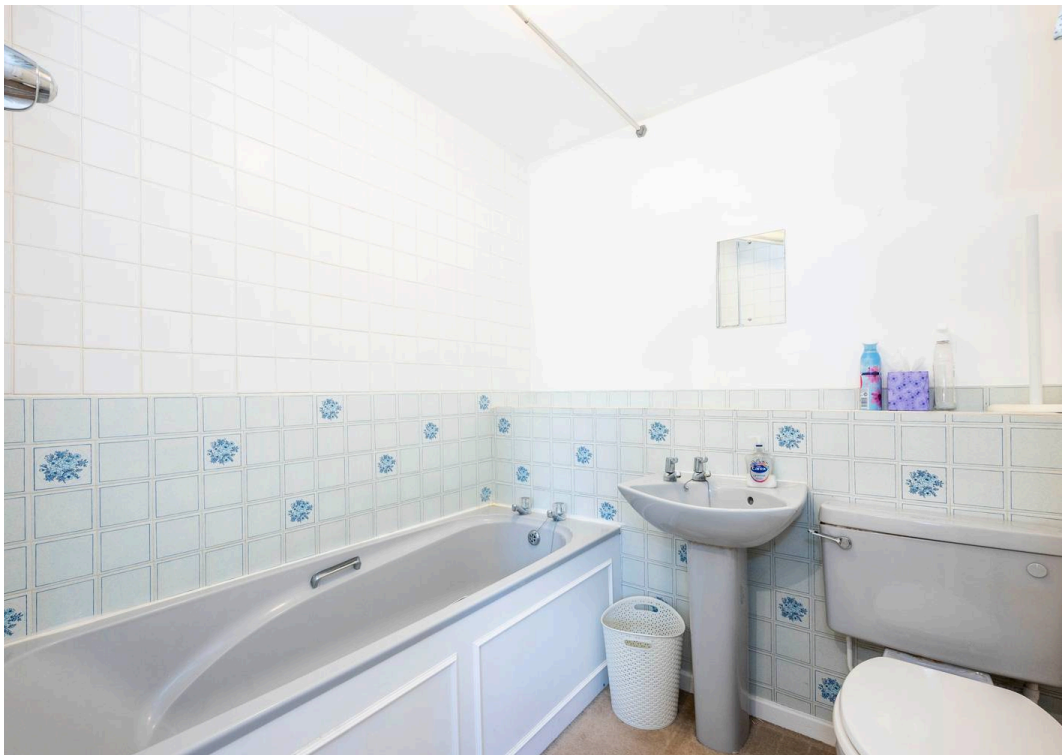
EPC: C

Council Tax Band: E

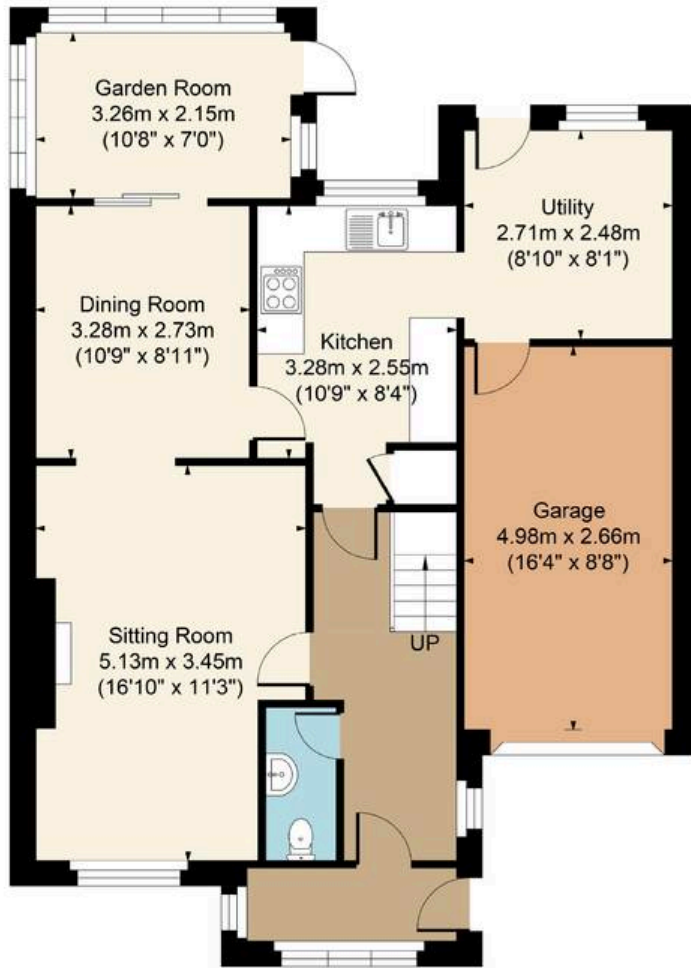
Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.



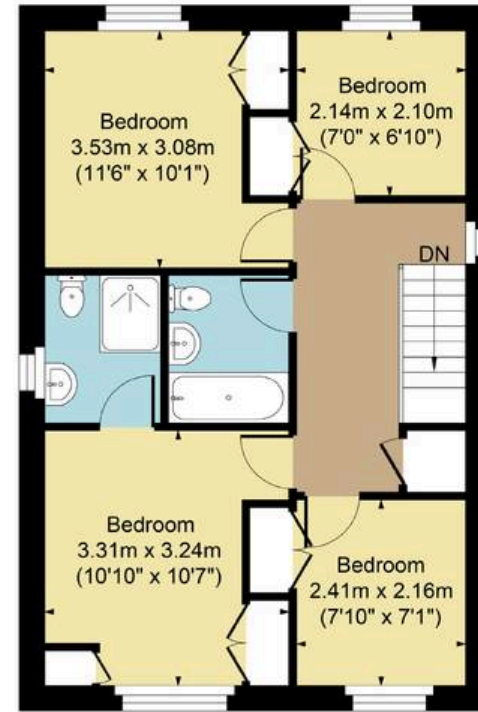
Bourton on the Water is a large village situated in the heart of the North Cotswolds - a popular tourist destination, a village of enormous character and appeal, with period Cotswold stone houses and shops flanking the shallow River Windrush that runs through the village centre. There are a range of amenities, including shops, restaurants, pubs, hotels, clothes shops, supermarkets, library, post office, primary and secondary schools.



Main House Approx. Gross Internal Area:- 109.09 sq.m. 1174 sq.ft.
 Garage Approx. Gross Area:- 13.25 sq.m. 143 sq.ft.
 Total Approx. Gross Area:- 122.34 sq.m. 1317 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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