



HARRISON
Sales &
Lettings
HARDIEN

Woodpecker Close, Bourton-On-The-Water



This three-bedroom semi-detached home, constructed in 2016 by Bloor Homes, is located in the highly desirable village of Bourton-on-the-Water. The property is perfect for families or as an investment, with schools, shops, and scenic walks all within easy reach.

Upon entering, the entrance hall leads to a generously sized living room. Adjacent to this is a bright kitchen/diner, which includes a utility area and a large cupboard, with the potential to convert it back into a WC. French doors from the kitchen/diner open onto a south-facing patio and garden, providing an ideal space for outdoor entertaining. The first floor features a principal bedroom with fitted wardrobes and an en-suite shower room. Additionally, there is a second double bedroom, currently utilised as an office and a guest bedroom, and a smaller bedroom with built-in storage which is currently used as a nursery and can be utilised as a study. A modern family bathroom completes the upstairs layout.

Externally, the property boasts an enclosed, larger-than-average garden, laid mainly to lawn. Further benefits include a single garage with electricity, off-road parking for two cars, double glazing throughout, gas central heating, a mains water softening system as well as a boarded loft space and large timber shed for additional storage.

EPC: B

Council Tax Band: C

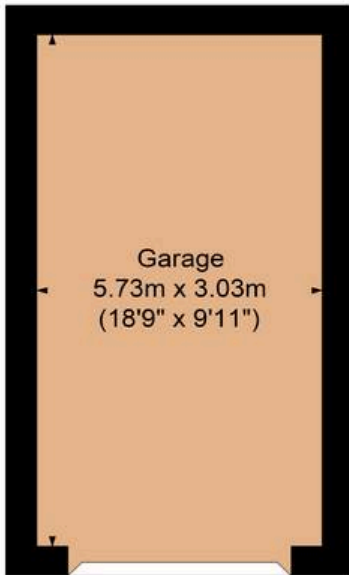
Tenure: We understand the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Bourton on the Water is a large village situated in the heart of the North Cotswolds - a popular tourist destination of enormous character and appeal, with period Cotswold stone houses and shops flanking the shallow River Windrush that runs through the village.

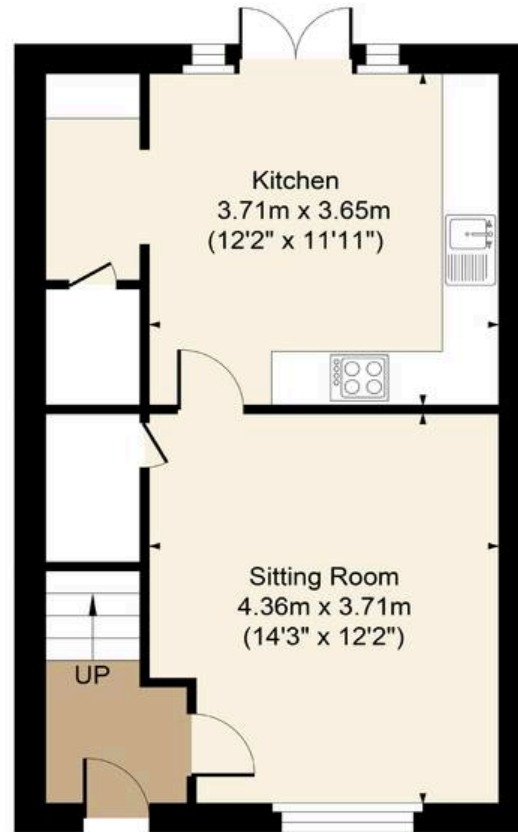




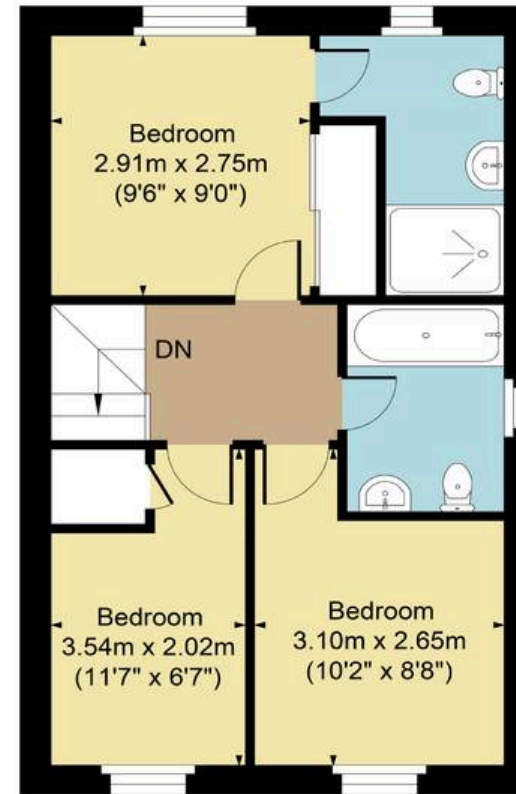
Main House Approx. Gross Internal Area:- 78.60 sq.m. 846 sq.ft.
Garage Approx. Gross Area:- 17.36 sq.m. 187 sq.ft.
Total Approx. Gross Area:- 95.96 sq.m. 1033 sq.ft.



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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