



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: Freehold

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.

What3Words: [standing.unleashed.suffer](#)

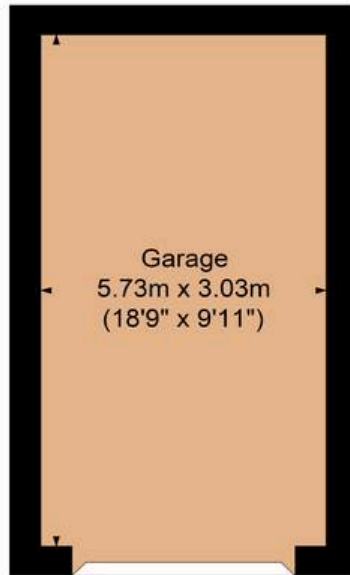




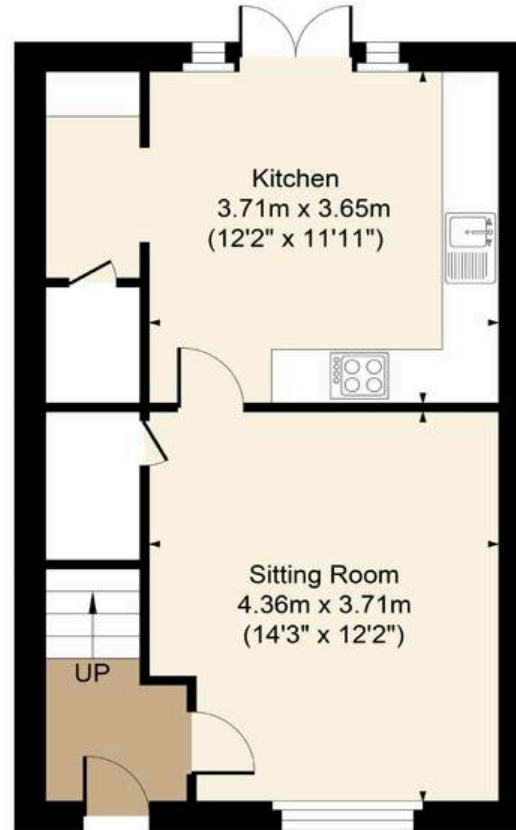




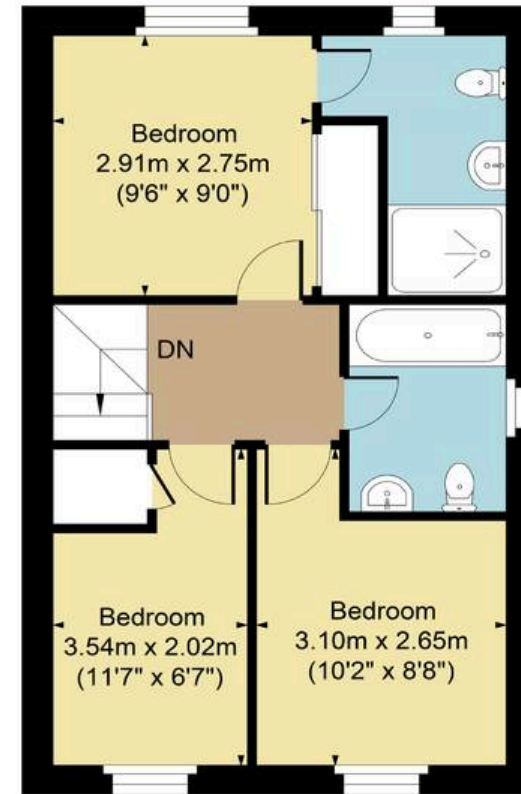
Main House Approx. Gross Internal Area:- 78.60 sq.m. 846 sq.ft.  
 Garage Approx. Gross Area:- 17.36 sq.m. 187 sq.ft.  
 Total Approx. Gross Area:- 95.96 sq.m. 1033 sq.ft.



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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