

**Harrison
Hardie**

COMING SOON

A unique, high end development of just five
new homes in this prime village location.
Prices start from £575,000

01451 822977
bourton@harrisonhardie.co.uk
harrisonhardie.co.uk

**LAST FEW HOMES
REMAINING**



Grove Court, Bourton-on-the-Water



This modern four bedroom property, thoughtfully arranged across three spacious floors, is the ideal family home, combining both contemporary style and practical living.

As you step through the front door, you're welcomed into a bright hallway. Leading off the hallway to the right there is a spacious living room with bay window, a modern downstairs WC off to the left, and at the end of the hallway there is an open-plan kitchen/dining area. The kitchen is beautifully appointed with a range of high-quality wall and base units, sleek quartz countertops, and premium AEG appliances. The kitchen and dining space is bathed in natural light, thanks to striking black aluminium bi-folding doors, which open directly onto the rear garden, perfect for indoor-outdoor living.

On the first floor, there are three bedrooms, one single and two well-proportioned double bedrooms, one of the double bedrooms benefits from a contemporary en-suite shower room. Completing this floor there is a modern family bathroom which serves the remaining bedrooms. The second floor features the principal bedroom nestled in the eaves, and benefits from a stylish en-suite shower room, and ample space for a dedicated dressing space.

Outside, the rear garden is mainly laid to lawn with attractive natural stone paving creating defined patio areas, perfect for relaxing or entertaining. Through the rear gate, there are two private parking spaces, and the home is situated in a quiet, well-connected residential location. This property also benefits from double glazing throughout, an air source heat pump for heating and hot water, and underfloor heating on the ground floor.

EPC: B

Council Tax Band: E

Tenure: Freehold

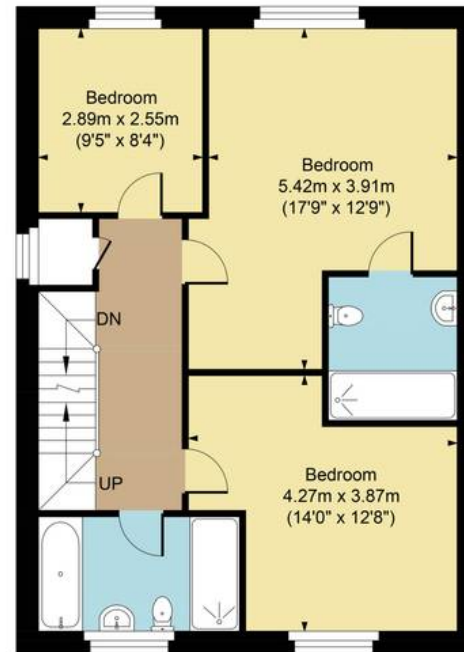




Main House Approx. Gross Internal Area:- 166.02 sq.m. 1787 sq.ft.
 Store Approx. Gross Area:- 5.0 sq.m. 54 sq.ft.
 Total Approx. Gross Area:- 171.02 sq.m. 1841 sq.ft.



Ground Floor



First Floor



Second 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
www.dmlphotography.co.uk