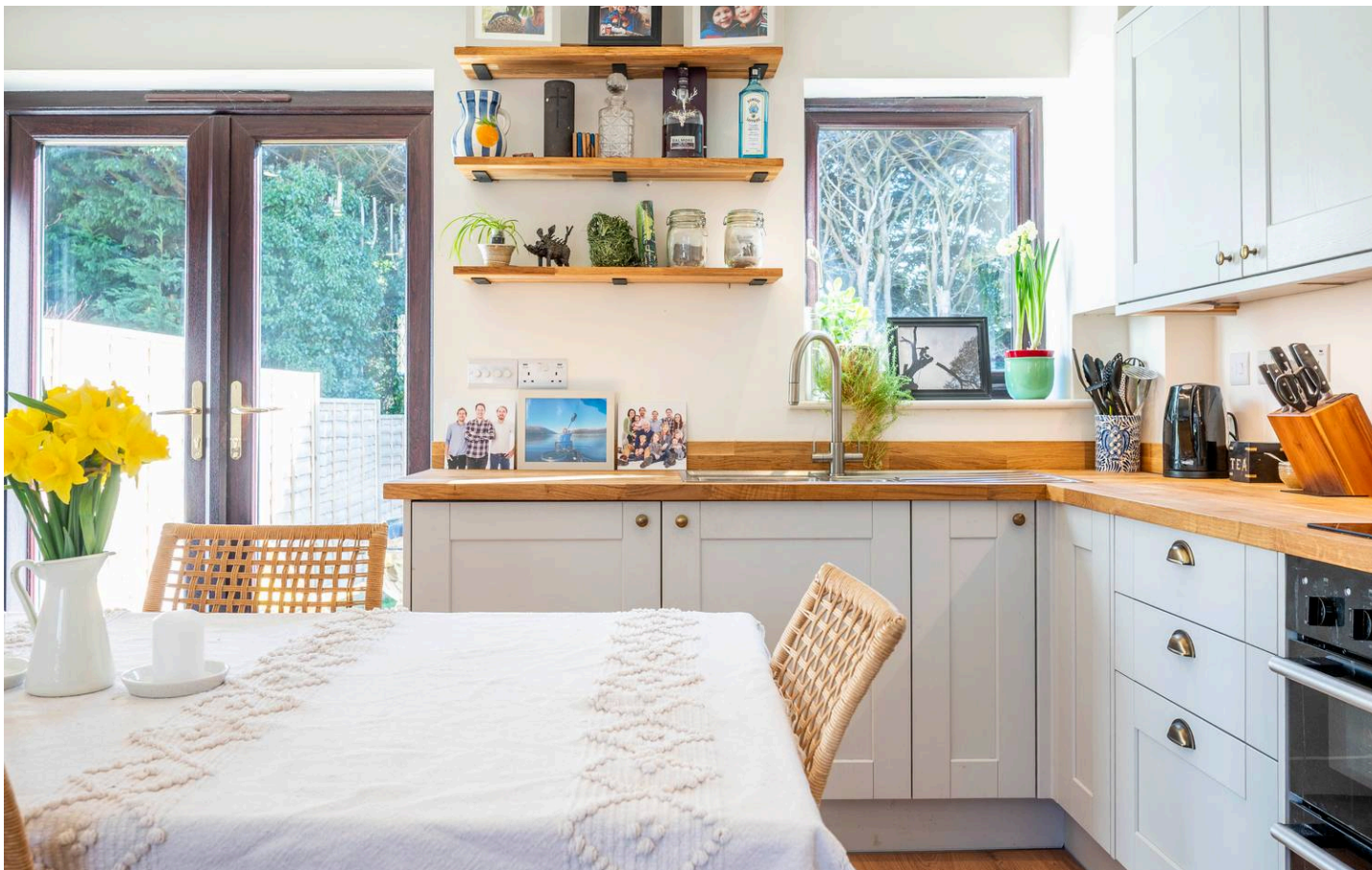




Folly Field, Bourton-on-the-Water



An immaculate end-of-terrace, two double-bedroom house situated in a popular cul-de-sac, within walking distance of Bourton-on-the-Water's High Street. Upon entering, the hallway leads to a spacious open-plan living and kitchen area, recently refurbished in a contemporary shaker style with wood worktops. UPVC double patio doors open onto the rear garden, creating a bright and airy feel.

Upstairs, there are two generously sized double bedrooms. The larger principle bedroom benefits from built-in storage, and there is a modern bathroom, also recently fitted.

The rear garden features a paved area, as you exit the double patio doors from the house, and a well-maintained lawn. Additionally, there is a large paved area at the bottom of the garden with access to water and electricity, making it an ideal spot for a hot tub or a garden office. The garden also enjoys a good degree of privacy, with a row of trees.

To the front of the property, a driveway provides off-road parking for two cars.

EPC: C

Council Tax Band: C

Tenure: Freehold

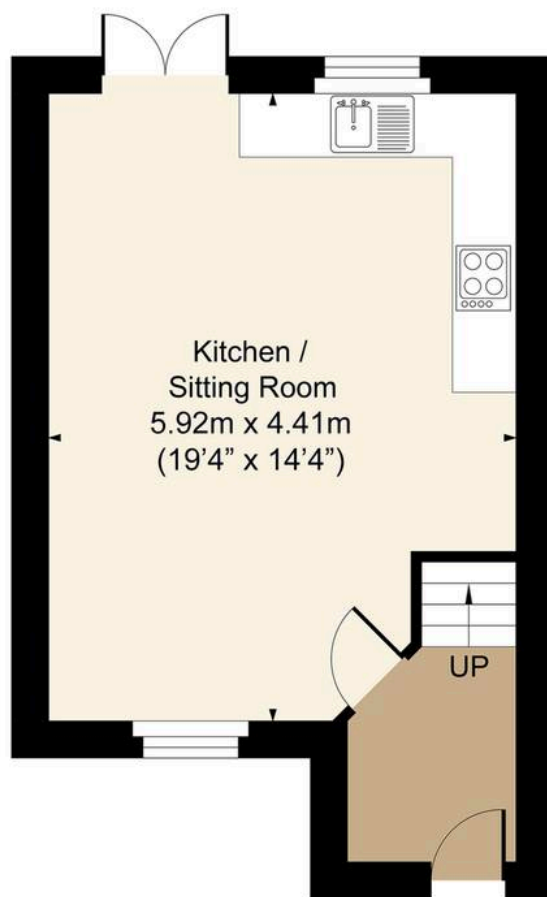
What3Words: [///instance.policy.jots](https://www.what3words.com/instance.policy.jots)

Bourton on the Water is a small town situated in the heart of the North Cotswolds - a popular tourist destination, a town 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 gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, supermarkets, library, post office, churches, primary and secondary schools.

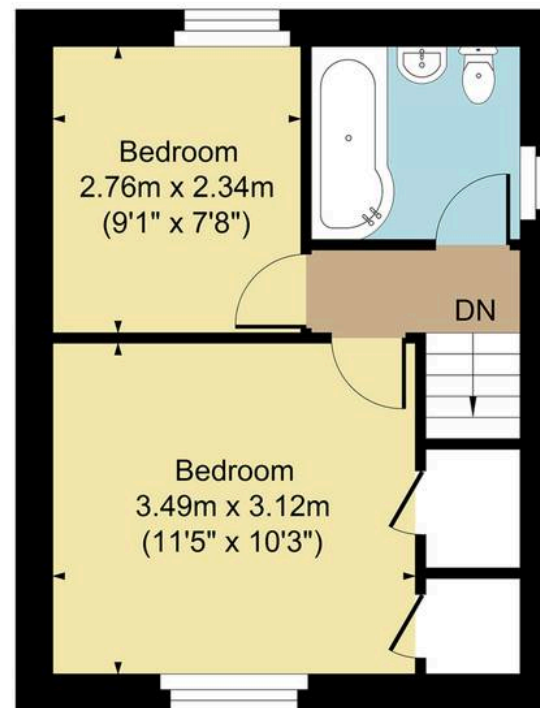




Folly Field, Bourton, GL54 2HH
Main House Approx. Gross Internal Area:- 54.33 sq.m. 585 sq.ft.



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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