



The Furrows, Bourton-On-The-Water



Located within walking distance of village amenities and the Ofsted Outstanding Cotswold School, this well-presented four-bedroom family home offers modern, spacious living in a highly desirable setting. Upon entering, you are welcomed by an entrance hall leading to a downstairs WC, a spacious dual-aspect living room with a bay window, and a bright, open-plan kitchen/dining room. The kitchen features a breakfast bar, integrated appliances, and double doors opening onto the rear garden. A separate utility room, with direct access to the driveway by the garage and under-stairs storage, adds further practicality.

Upstairs, the principal bedroom benefits from an en-suite shower room, while the remaining three bedrooms, two doubles and a single are served by a contemporary family bathroom.

The landscaped rear garden offers a fantastic outdoor space, combining patio and lawned areas, perfect for relaxing or entertaining. Additional benefits include off-road parking for two cars and a garage for extra storage.

EPC: B

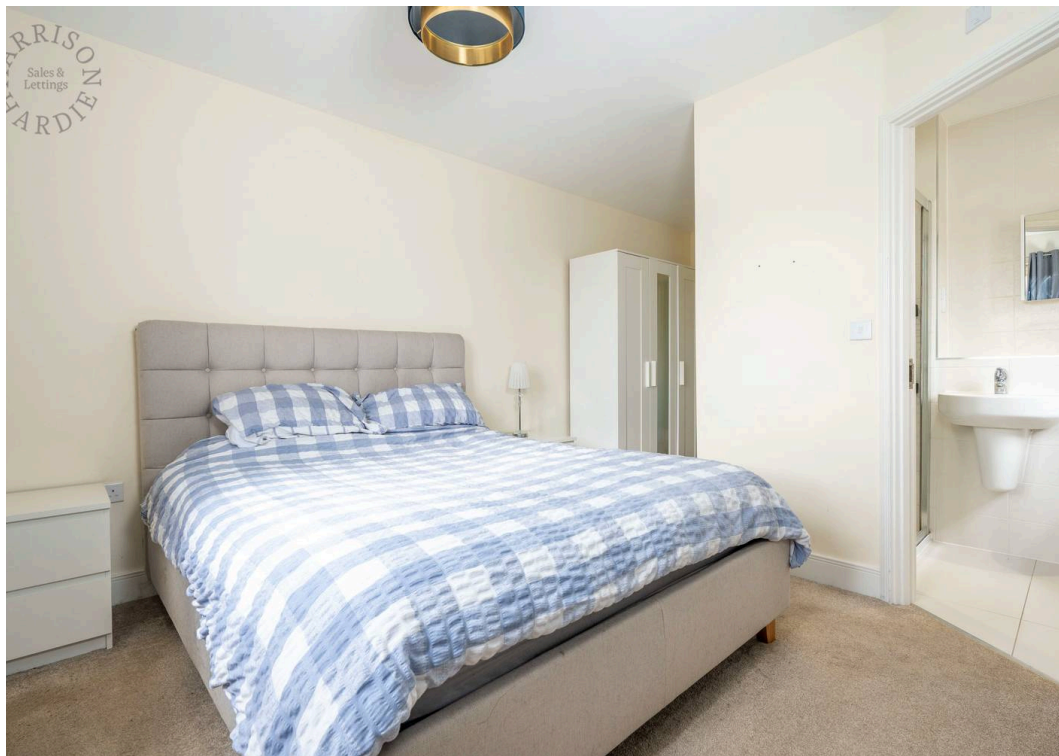
Council Tax Band: E

Tenure: Freehold

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.

What3Words: texts.arts.mentions



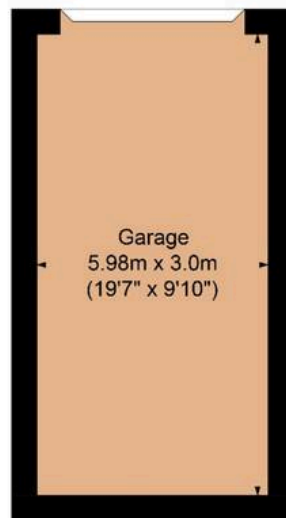


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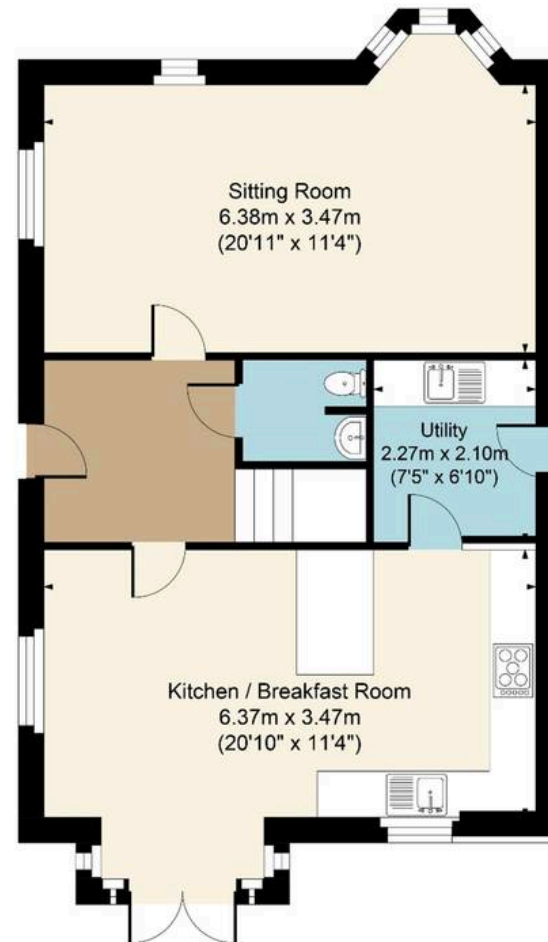
Main House Approx. Gross Internal Area:- 123.68 sq.m. 1331 sq.ft.

Garage Approx. Gross Area:- 17.94 sq.m. 1331 sq.ft.

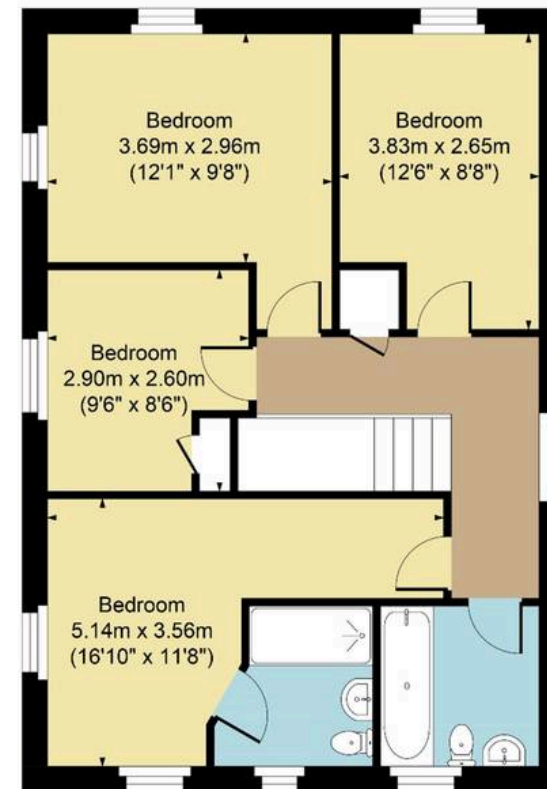
Total Approx. Gross Area:- 141.62 sq.m. 1524.38 sq.ft.



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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