



Park Farm, Bourton-On-The-Water



Located on the popular cul-de-sac of Park Farm in the picturesque village of Bourton-on-the-Water, this three-bedroom detached home presents an excellent opportunity for investors, first-time buyers, or families looking to move.

Upon entering through the front door, you are welcomed by a spacious hallway featuring built-in storage and access to a downstairs WC. Straight ahead lies a galley-style kitchen with a door leading to the rear garden. Continuing to the right from the hallway, you'll find a bright, dual-aspect living room offering ample space for both seating and dining areas, along with a patio door opening onto the garden.

Upstairs, the property offers three bedrooms: two doubles with built-in storage and a single room. A family bathroom with a bath and overhead shower completes the first floor.

Outside, the home enjoys a mature, south-east-facing walled garden, ideal for relaxing or entertaining. A gate from the garden provides access to the driveway and single garage, which also features a side door into the garden.

EPC: D

Council Tax Band: D

Tenure: Freehold

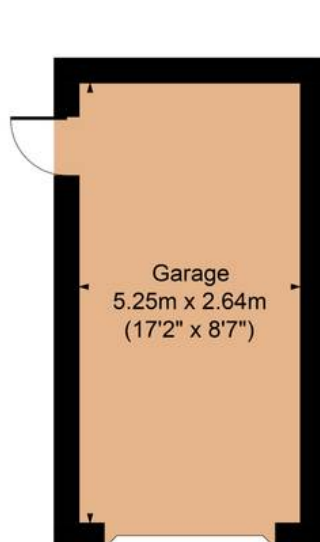
What3Words: ///tribal.boating.sized

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

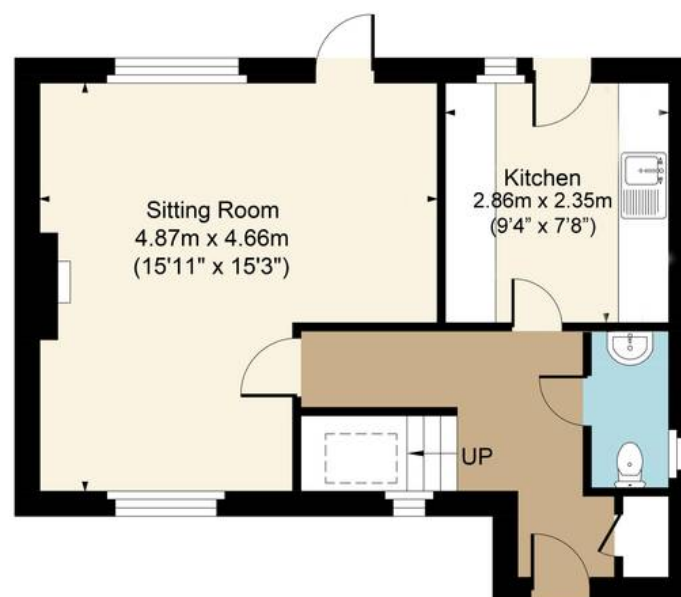




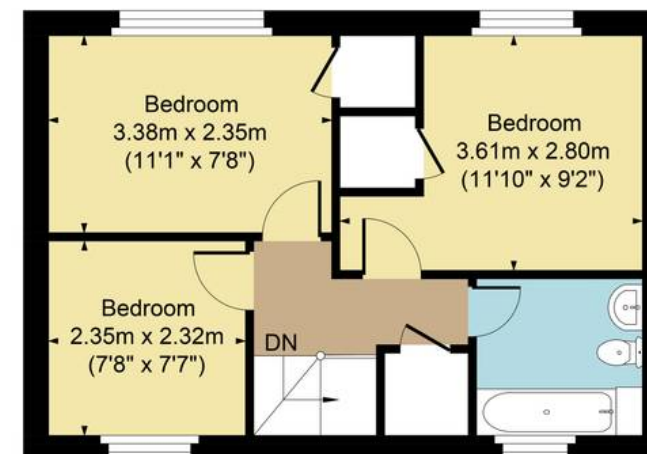
Main House Approx. Gross Internal Area:- 73.22 sq.m. 788 sq.ft.
 Garage Approx. Gross Area:- 13.86 sq.m. 149 sq.ft.
 Total Approx. Gross Area:- 87.08 sq.m. 937.32 sq.ft.



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
www.dmlphotography.co.uk