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HARDEN

High Street, Bourton-On-The-Water



Situated on the High Street in Bourton-on-the-Water, behind a gated entrance and Cotswolds stone walls, this charming four bedroom detached house exudes character and charm, with beautiful wooden floors, mullion stone windows and inviting fireplaces. The ground floor is mainly made up of three large reception rooms and a good sized kitchen with dining area. Two of the reception rooms lend themselves to being more formal spaces (living and dining currently) whilst the room at the rear makes for an excellent snug. A formal entrance in the middle point of the house leads into large hallway from which all these rooms and the stairwell are accessed. There is also a more informal entrance via the kitchen. At the northern end of the house just off the snug room is a further hallway which provides access to the rear part of the gardens and also a downstairs WC. Completing the ground floor is a superb vaulted home office or media room which is accessed separately from the main house. Next to the kitchen (also accessed separately) is a utility room.

On the first floor at the southern end of the house is the master suite with a lovely dual aspect. The three further bedrooms are all of good proportions and all bedrooms have their individual charm and super views over the gardens and the Old Rectory (next door). Also on this floor there is a well-appointed family bathroom and a separate shower room which could in this agents opinion, be turned into an en suite facility for the bedroom next door (subject to all usual consents).

EPC: E

Council Tax Band: G

Tenure: Freehold



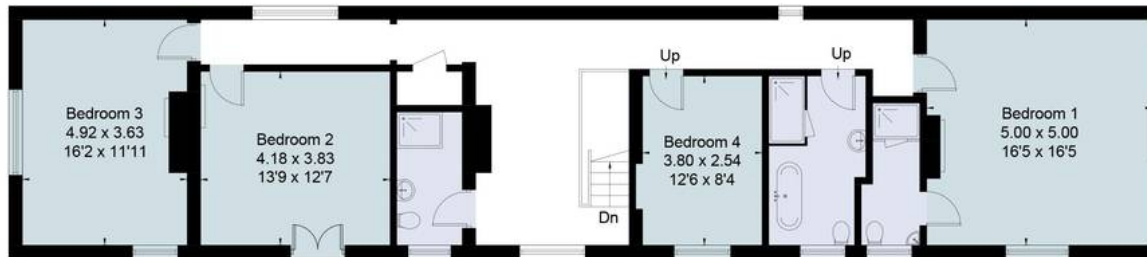




The gardens, split into different outdoor rooms, and are very much a private sanctuary. Being walled, they ensure seclusion and adaptability whilst being very manageable. Beyond the driveway and parking area is the first lawned area which runs alongside the house and up to the secondary hallway. This is an ideal morning/midday spot and a larger space ideal for garden games and activities. Beyond the walkway is a smaller secondary lawn, ideal as a more formal space which leads to a large paved patio area with small area of lawn and large shed beyond this. Throughout the grounds there are mature and well tended flower beds providing great texture and colour.

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. As well as the large range of amenities there are multiple sports club available to join, such as Football, Cricket and Tennis.

Approximate Floor Area = 257.6 sq m / 2773 sq ft
Outbuildings = 27.0 sq m / 291 sq ft
Total = 284.6 sq m / 3064 sq ft



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. #92211