



HARRISON
Sales &
Lettings
HARDEN

Roman Way, Bourton-On-The-Water



This charming three-bedroom, semi-detached house is set on a popular residential street, just a short walk from the village centre, local schools, and a range of amenities, making it an ideal choice for families. The property offers well-balanced living accommodation throughout, through the front door, you are welcomed into the entrance hall, with a bright living room with a bay window off to the right. At the end of the hall, there is an open-plan kitchen and dining area, which flows through to a conservatory overlooking the rear garden. Additional ground-floor features include a downstairs WC/cloakroom off the hall and a utility room off the kitchen, which provides access to the rear garden and garage. Upstairs, there are three bedrooms, two spacious doubles and one single, all benefiting from built-in storage. A study and a well-presented family bathroom complete the first floor.

Outside, the property enjoys a well-maintained rear garden with a lawn, patio area, and mature planted borders. The front garden is equally well presented, with colourful bedding plants and a lawned area. A garage and driveway parking for two cars adds further convenience.

EPC: D

Council Tax Band: E

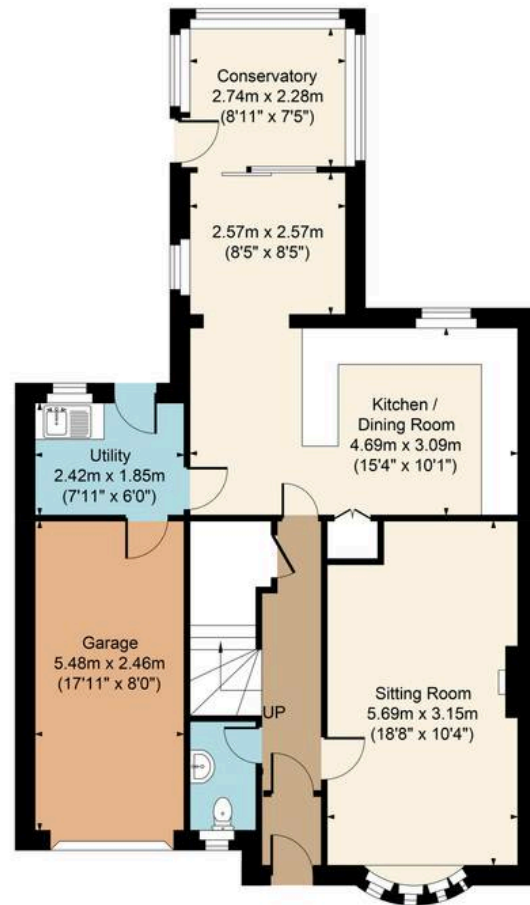
Tenure: Freehold

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.





Main House Approx. Gross Internal Area:- 122.1 sq.m. 1314 sq.ft.
 Garage Approx. Gross Area:- 13.48 sq.m. 145 sq.ft.
 Total Approx. Gross Area:- 135.58 sq.m. 1459 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.
 [Dashed line symbol] Denotes restricted head height
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