



HARRISON
Sales &
Lettings
HARDEN

Letch Hill Drive, Bourton-On-The-Water



This immaculate three-bedroom bungalow offers a modern and stylish aesthetic throughout. It is just a short stroll from the village centre of Bourton-on-the-Water.

Step through the front door into a light and spacious hallway, which provides access to all rooms. At the rear of the home, you'll find a bright and airy open-plan kitchen and dining area, featuring shaker-style units and a full range of integrated appliances, including an oven, hob, dishwasher, washing machine, and fridge-freezer. Double patio doors at both ends of this space open onto the rear garden, allowing natural light to flood in. The generous dining area offers ample space for a table, chairs, and additional seating and is bathed in natural light from the skylight. From here, wooden-framed bi-fold doors lead into the inviting living room, where a modern gas feature flame fireplace creates a cosy focal point. At the front of the bungalow are three bedrooms, two generous doubles and a comfortable single, currently used as a home office, along with a contemporary bathroom complete with a bath and overhead shower.

Outside, the property enjoys a low-maintenance rear garden with a patio and gravelled area, complemented by mature climbing plants trained on trellises along the boundary walls. Additional outdoor features include an electric point and a water tap. A side door provides convenient access to the garage, which has power and is located along the side of the home. To the front, a gravel driveway runs alongside the property, offering parking for several vehicles. For added peace of mind, the bungalow is also fitted with a home intruder alarm system.

EPC: C

Council Tax Band: E

Tenure: Freehold





Main House Approx. Gross Internal Area:- 103.51 sq.m. 1114 sq.ft.
Garage Approx. Gross Area:- 16.67 sq.m. 179 sq.ft.
Total Approx. Gross Area:- 120.18 sq.m. 1293 sq.ft.



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The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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