



Mallard Crescent, Bourton-On-The-Water





Nestled at the end of a cul-de-sac in the ever-popular Bourton Chase development, this four double bedroom detached property enjoys green space views and a layout ideal for modern family life.

Stepping along the footpath through the front garden and into the property, you are welcomed by a spacious hallway. To the right is the bright and airy open-plan kitchen and dining area. At the front of the property, this room offers generous space for a dining table and chairs, while the rear features a contemporary shaker style kitchen complete with; an island unit; integrated appliances, inc: hob, oven, fridge/freezer, and dishwasher; and double patio doors opening onto the rear patio. At the end of the hallway is the living room, which also enjoys double patio doors leading to the garden, and conveniently connects back through to the kitchen. To the left of the entrance, you'll find a study, and completing the ground floor are a downstairs WC and a utility cupboard.

Upstairs, there are four double bedrooms. The principal bedroom benefits from an en-suite shower room, and two of the bedrooms include built-in wardrobes. A modern family bathroom with a bath and overhead shower serves this floor.

Outside, the west facing rear garden is mature and well-presented, featuring a lawn, patio areas, and established shrubs and fruit trees. To the front, a tidy garden with a lawn and surrounding flower beds provides attractive kerb appeal.

Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Council Tax Band: F

EPC: B

What3Words: ///ribcage.glare.pots







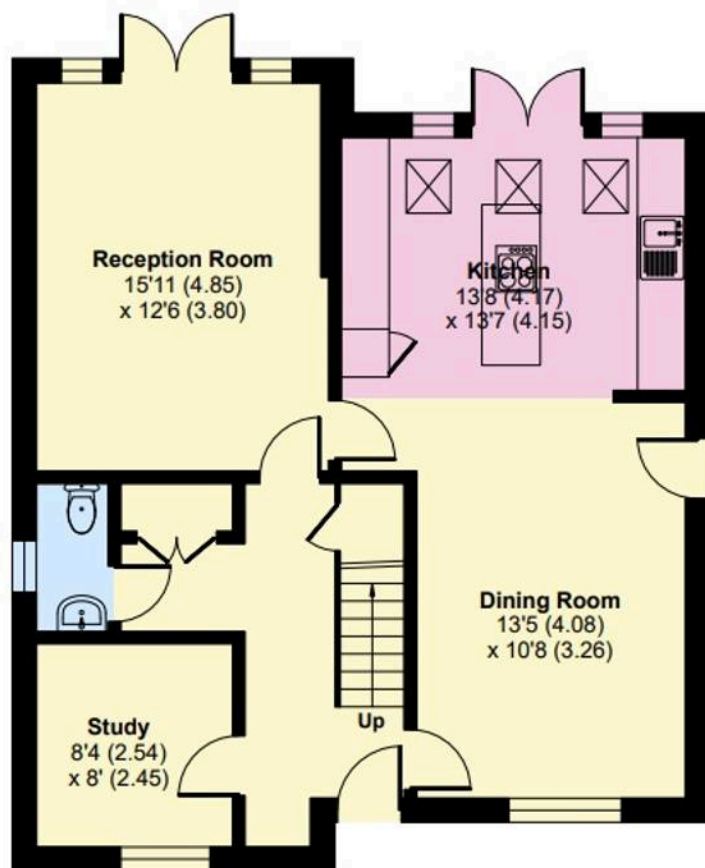




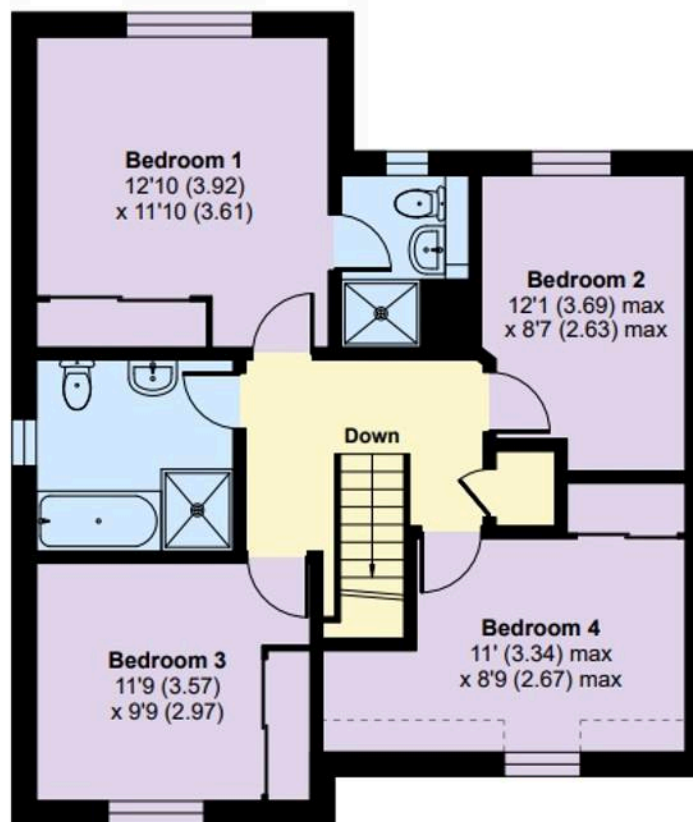
Approximate Area = 1470 sq ft / 136.6 sq m  
Limited Use Area(s) = 16 sq ft / 1.5 sq m  
Garage = 187 sq ft / 17.3 sq m  
Total = 1673 sq ft / 155.4 sq m

For identification only - Not to scale

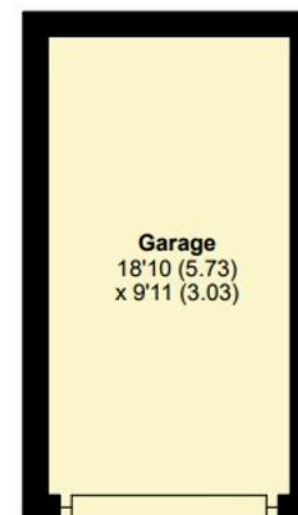
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
Produced for Harrison Hardie. REF: 1386510

