



**88 Lamberts Field**  
Bourton on the Water  
Gloucestershire  
GL54 2EH





Description

A well-presented, recently extended, four bedroom detached house situated in a pleasant and sought after location.

The property has recently been extended and provides accommodation over three floors which comprises of: Entrance hall with staircase to the first floor, cloakroom, utility, sitting room with folding doors through to the recently extended kitchen/dining room and a study/TV room/music room.

On the first floor there are three bedrooms and a re-fitted bathroom with a staircase leading up to a further bedroom and shower room.

The rear garden is enclosed and laid to lawn with two seating areas, one being a raised decking towards the rear of the garden, the other being immediately outside of the back door. A pedestrian gate leads out to the woodland.

To the front of the house, the garden is open plan with borders and a LARGE DRIVEWAY providing parking for several vehicles. The garage has been divided to provide for the utility area (but this could be converted back) and provides good storage space.

The house is warmed by gas fired central heating and is located within the catchment area for The Cotswold School.

Location

Bourton on the Water is a large 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 village 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.



Directions

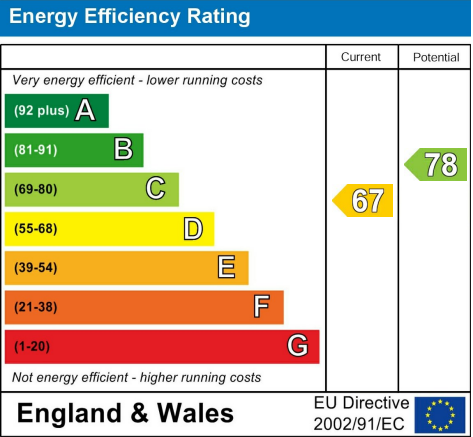
Leave the High Street of Bourton on the Water joining the Rissington Road and turn left after about a mile into Rye Close. Continue into Lamberts Field, and follow the road around the left hand bend, where number 88 will be found on the right hand side, identified by our 'For Sale' board.

Tenure and Possession - Freehold

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

Viewing Arrangements

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.







Approximate gross internal area 1606 sq ft - 149 sq m



## Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

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## Bourton on the Water

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