Rissington Road, Bourton-On-The-Water

Guide Price **£780,000**

Available with no onward chain, this detached property is ideally located within walking distance of the picturesque High Street of Bourton-on-the-Water. Currently operating successfully as a holiday let, the property offers four double en-suite bedrooms, private landscaped gardens, and gated driveway parking. Accessed via a canopy-covered front entrance, you are welcomed into a central entrance hall with stairs rising to the first floor. Immediately to the right is a downstairs WC, while straight ahead leads into the bright and spacious dual-aspect open plan living and dining area. This impressive space offers ample room for multiple seating arrangements and serves as the principal reception area of the home, with double patio doors opening directly onto the garden.

The kitchen is accessed from both the dining area and entrance hall and is arranged in a practical layout with space for appliances and worktops. A door provides direct access to the garden, alongside a useful external store cupboard.

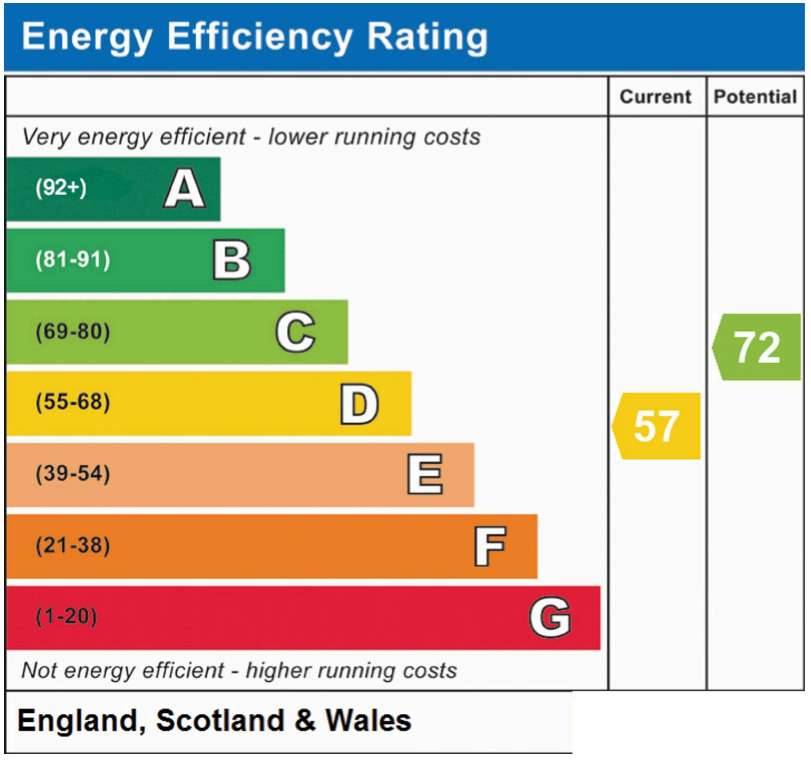
Also on the ground floor is a well-proportioned double bedroom, benefitting from built-in storage and a generous en-suite bathroom with both bath and separate shower. Completing the ground floor is a separate utility room, conveniently positioned on the opposite side of the canopy-covered entrance, offering additional space for appliances and storage.

To the first floor, there are three further double bedrooms arranged around a central landing, providing flexible accommodation for family members or guests. Each bedroom benefits from built-in storage and its own en-suite shower room.

EPC: E

Council Tax Band: N/A (currently a Holiday Let)

Tenure: Freehold


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
57
72
England, Scotland & Wales

Externally, the property enjoys a mature and landscaped wraparound garden, featuring lawns, raised beds, and a patio area ideal for outdoor dining and entertaining. In addition, there is a gated gravel driveway providing parking for several vehicles.

In summary, the property offers spacious and versatile accommodation with a flexible layout, well suited to family living, multi-generational occupation, or those seeking generous en-suite bedroom accommodation.

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.

What3Words: ///start.perky.laugh

Main House Approx. Gross Internal Area:- 171.93 sq.m. 1851 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.
Denotes restricted head height
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