



HARRISON
Sales &
Lettings

Park Farm, Bourton-On-The-Water

Offers in Excess of £400,000



A beautifully presented three-bedroom semi-detached house, ideally located within walking distance of Bourton-on-the-Water.

Entering the property, you are welcomed into the hallway, with access via the stairs to the first floor and a downstairs WC. Continuing to the end of the hallway, the property opens up into a spacious open-plan kitchen, dining and living space. The modern kitchen is situated at the front, benefitting from wooden worktops, integrated appliances and a breakfast bar. From here, the accommodation flows through into a generous dining area, providing an excellent space for both everyday family dining and entertaining. To the rear of the property, there is an extension providing a bright living space, with bi-folding doors leading out to the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property offers three bedrooms, comprising two well-proportioned double bedrooms and a further single bedroom, which is ideal for a child's room, home office or dressing room. Completing this floor is the contemporary family bathroom, benefitting from a walk-in shower, along with useful storage cupboards on the landing.

Outside, the property benefits from a separate garage, providing valuable additional storage and parking, together with space for further practical use, and a driveway providing parking for two cars. To the rear of the property, there is a private garden, with lawn and patio areas, with mature bedding lining one side of the garden.

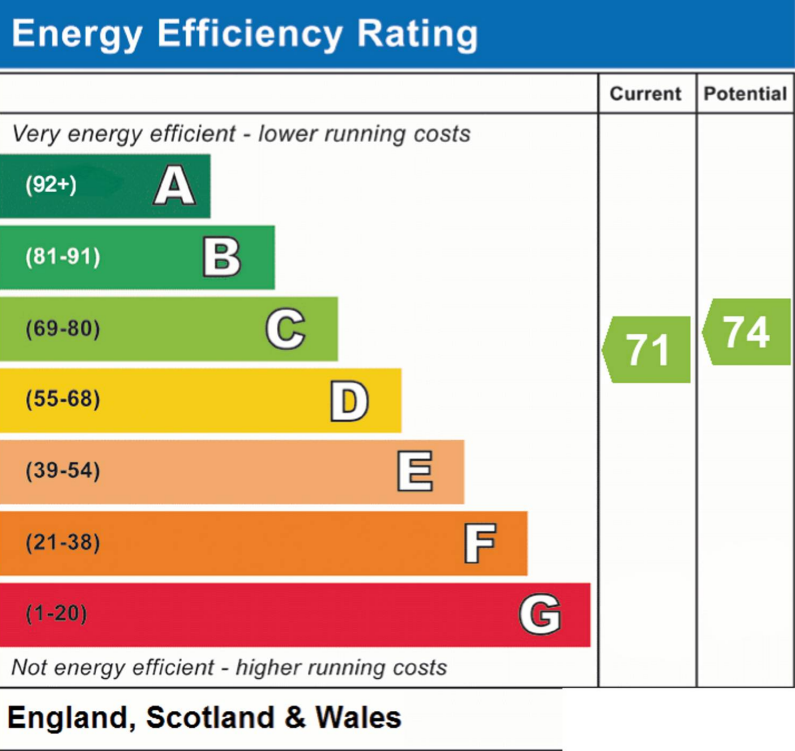
The property is currently run as a successful holiday let. If you would like annual income figures, please contact our office on 01451 822977.

Council Tax Band: C

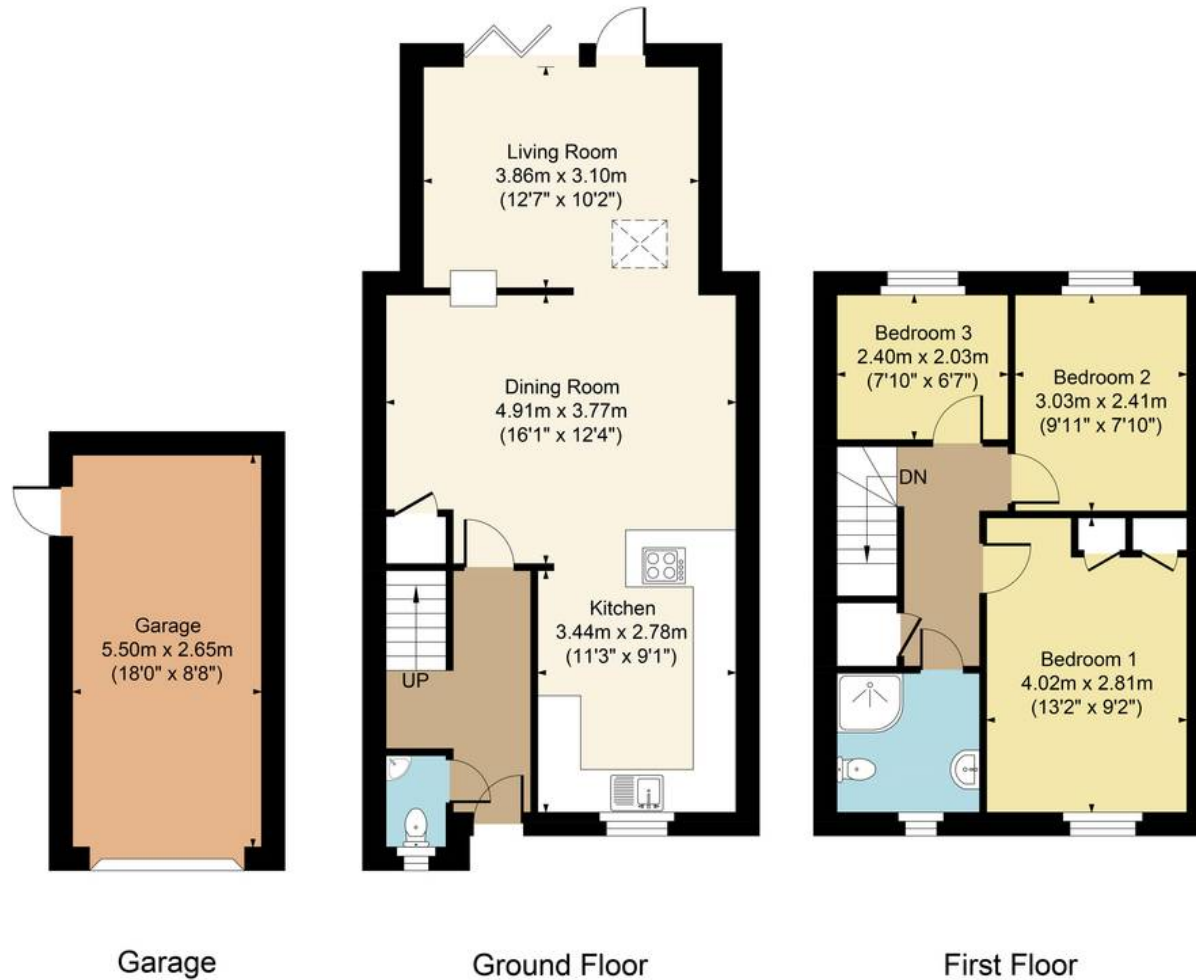
Tenure: Freehold







Main House Approx. Gross Internal Area:- 83 sq.m. 893 sq.ft.
 Garage Approx. Gross Area:- 14.58 sq.m. 157 sq.ft.
 Total Approx. Gross Area:- 97.58 sq.m. 1050 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
www.dmlphotography.co.uk

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