



HARRISON
Sales &
Lettings
ARDEN

Lansdowne, Bourton-On-The-Water

Guide Price £575,000



Entering through the canopy-covered front door, you arrive in a spacious entrance hall. To the right is a bright dual-aspect living room with a bay window to the front, double doors to the rear garden, and a centrally positioned wood-burning fireplace. To the left of the hallway, the property boasts a dual-aspect, open-plan kitchen, dining, and family room. The shaker-style kitchen, positioned at the front, includes integrated appliances such as a microwave, fridge/freezer, and dishwasher, along with a large ceramic sink overlooking the front aspect. To the rear, the family and dining area benefits from double patio doors that open onto the garden, seamlessly blending indoor and outdoor living, perfect for entertaining. Completing the ground floor is a utility room with a downstairs WC, along with additional access to the rear garden. The first floor offers three spacious double bedrooms. The largest bedroom on this level benefits from an en-suite bathroom, while another bedroom features built-in wardrobes. A modern family bathroom, complete with a bath and overhead shower, serves the remaining rooms. On the second floor, the principal bedroom is beautifully set within the eaves, offering a cosy yet spacious retreat. It includes built-in storage along both sides and access to a generously sized bathroom across the landing.



Externally, the property enjoys a private and low-maintenance rear garden, featuring both patio and lawned areas, bordered by mature trees for added seclusion. To the front, a paved driveway provides ample parking for several vehicles.

EPC: C

Council Tax Band: F

Tenure: Freehold

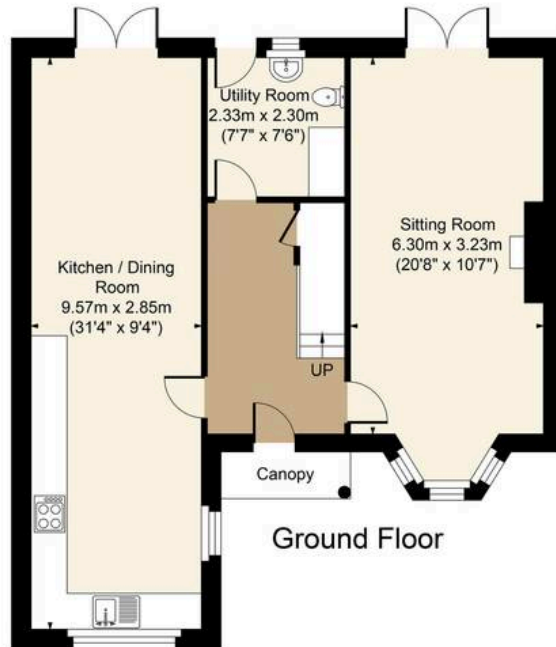
This property is available with no onward chain.





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

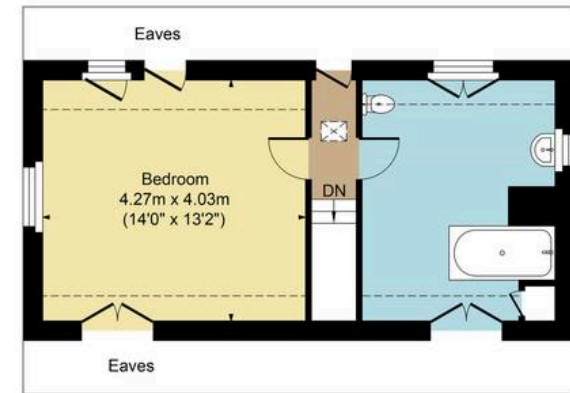
Main House Approx. Gross Internal Area:- 162.31 sq.m. 1748 sq.ft.



Ground Floor



First Floor



Second 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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