



HARRISON
Sales &
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HARDEN

Clapton Row, Bourton-On-The-Water

Offers in Excess of £800,000



Situated close to the village centre this beautifully presented cottage offers flexible and well-balanced accommodation throughout. It is positioned in a tucked away location, and combines generous reception space with four bedrooms and practical family living, making it an ideal property for a range of buyers.

Stepping through the front door, you are welcomed into a spacious entrance dining hall, which forms the heart of the home and provides access to the principal ground floor accommodation. Off to the left there is the generous living room, a bright and inviting space with ample room for comfortable seating and a log burner, making it ideal for relaxing with family or entertaining guests.

Leading through from the dining hall is the well-appointed kitchen and breakfast room, offering plenty of worktop and storage space along with room for informal dining, and completing this room is the large sliding patio doors out onto the rear garden, seamlessly blending indoor and outdoor entertaining. A useful pantry provides additional storage, making this a practical and functional space for everyday living.

Situated off the dining hall to the right is an additional living room, offering excellent versatility as a second reception room, snug or playroom. A convenient ground floor cloakroom is located just off this room, adding further practicality for both family life and visiting guests. This room also benefits from a patio door out to the rear garden.







Stairs rise to the first-floor landing, where there are four bedrooms, three double and a single. The principal bedroom is a generous double and further benefits from built-in wardrobes and an en-suite shower room. Complemented by a further two double bedrooms and one single bedroom that could equally serve as children's rooms, guest accommodation or home offices. A main bathroom completes the first floor, with bath and separate shower, which provides excellent convenience for a busy household.

Outside, the rear garden is landscaped with patio, gravel, and mature flower beds, all surrounded by stone walls providing privacy. The property also has allocated parking for one car.

EPC: D

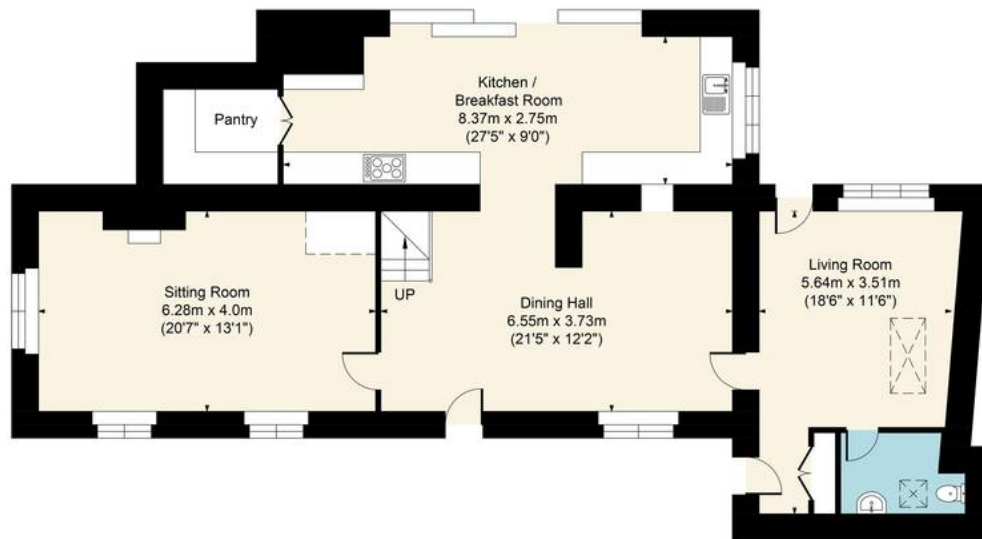
Council Tax Band: E

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

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.

What3Words: headers.arranges.pound

Main House Approx. Gross Internal Area:- 184.32 sq.m. 1984 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.
[Dashed line symbol] Denotes restricted head height
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