



HARRISON
Sales &
Lettings
HARDEN

Lamberts Field, Bourton-On-The-Water



This well-presented, detached three-bedroom property is situated in a quiet cul-de-sac within the picturesque village of Bourton-on-the-Water. The house has been fully renovated and features neutral décor throughout, offering an excellent opportunity for both investors and families to personalise the space.

Upon entering, you are welcomed into an entrance hallway with stairs rising to the first floor. Straight ahead is the bright, dual-aspect living room, creating a light and inviting space. To the right off the hallway is the kitchen/dining area, fitted with shaker-style units, integrated appliances, and a Belfast sink positioned beneath the window, providing pleasant views over the garden.

The first floor comprises of three bedrooms, two doubles and one single, along with a newly fitted contemporary bathroom featuring a walk-in shower.

Externally, the east-facing rear garden is designed for low-maintenance enjoyment, with a lawn, decked seating area, and patio, making it ideal for outdoor relaxation. The property further benefits from a garage and driveway, providing ample parking.

The property has been operating successfully as a full-time holiday let. As the property is currently used as a holiday let, council tax is not applicable.

EPC: D

Tenure: Freehold

Please note that there are some stock images included in the listing.

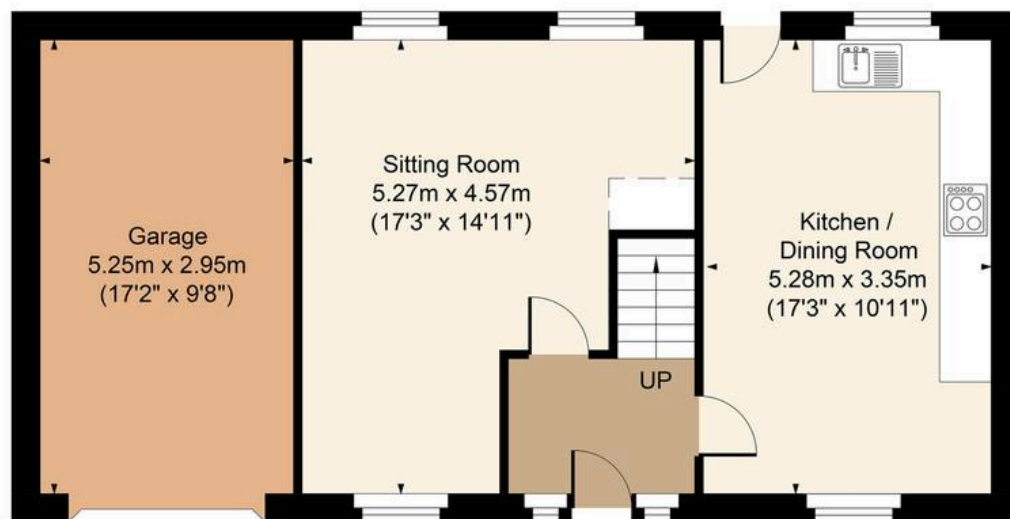
Bourton on the Water is a large village situated in the heart of the North Cotswolds. There are a range of amenities, including gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, supermarkets, library, post office, churches, primary and secondary schools.

What3Words: ///nupitals.caravan.scrub

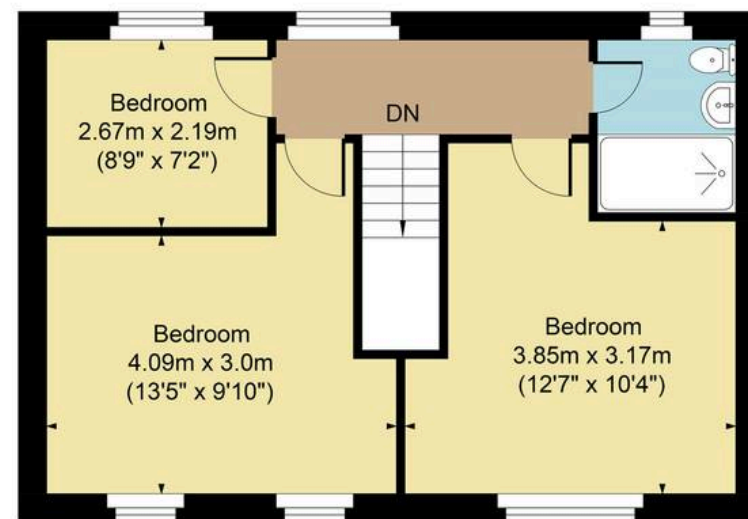




Main House Approx. Gross Internal Area:- 84.69 sq.m. 912 sq.ft.
Garage Approx. Gross Area:- 15.58 sq.m. 168 sq.ft.
Total Approx. Gross Area:- 100.27 sq.m. 1080 sq.ft.



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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