


# Bridle Close, Bourton-On-The-Water

Guide Price **£950,000**







Situated within a private, gated cul-de-sac in the sought-after Bridle Close, this four-bedroom detached home enjoys a peaceful and secluded setting, whilst remaining conveniently located close to local amenities. With a touch of the countryside on its doorstep and views towards the lake to the rear, the property offers spacious and versatile accommodation arranged over three floors, presenting a fantastic opportunity for growing families or those looking for a little more space.

Upon entering the property, you are welcomed into a spacious entrance hall, providing access to the downstairs cloakroom, staircase to the first floor and the main living accommodation.

The heart of the home is the generous open-plan kitchen and dining area, offering a wonderful space for everyday family life and entertaining. The kitchen is fitted with a range of wall and base units, providing ample storage and worktop space, together with an integrated fridge/freezer, dishwasher, double oven and gas hob. The kitchen sink is perfectly positioned to enjoy views over the rear garden and towards the lake beyond, whilst double patio doors from the dining area open directly onto the garden, allowing plenty of natural light into the space.

To the front of the property, the comfortable living area provides a welcoming space to relax and unwind, whilst a separate utility room, accessed from the kitchen, offers additional practicality.

Stairs rise to the first-floor landing, where there are two well-proportioned bedrooms. The principal bedroom benefits from its own en-suite bathroom and adjoining dressing room, providing useful additional space. A contemporary family bathroom, fitted with both a bath and separate shower, completes the accommodation on this floor.









A further staircase leads to the second floor, where there is an additional double bedroom and single bedroom, together with a separate shower room and useful built-in storage. This flexible arrangement lends itself well to family living, guest accommodation or those requiring space to work from home.

Externally, the rear garden is designed with ease of maintenance in mind, featuring a combination of lawn and patio areas, bordered by established hedging. The garden also enjoys an attractive outlook towards the neighbouring lake, providing a lovely backdrop to the outdoor space.

The property further benefits from a double garage, offering parking and additional storage space.

EPC: C

Council Tax Band: G

**Tenure:** We believe 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 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.



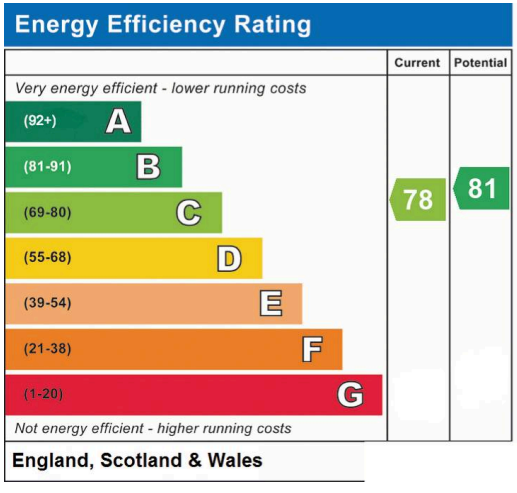


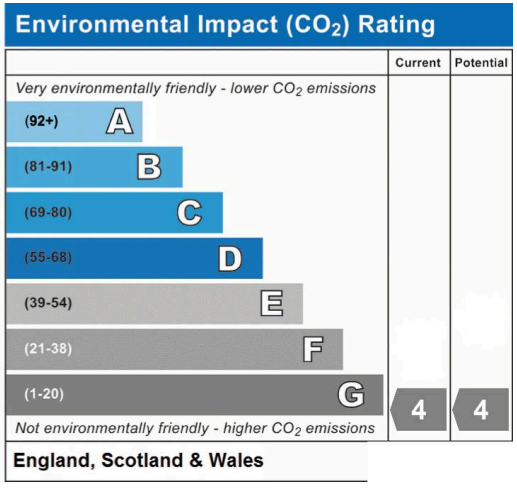









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
81
England, Scotland & Wales


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower $CO_2$ emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher $CO_2$ emissions
4
4
England, Scotland & Wales

Main House Approx. Gross Internal Area:- 173.45 sq.m. 1867 sq.ft.
Garage Approx. Gross Area:- 26.52 sq.m. 285 sq.ft.
Total Approx. Gross Area:- 199.97 sq.m. 2152 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
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