

Roman Way, Bourton-On-The-Water

Guide Price £550,000







NO ONWARD CHAIN & STAMP DUTY PAID* Situated on the desirable Roman Way, within walking distance of Bourton-on-the-Water's High Street, this spacious four bedroom detached house offers well-balanced accommodation, excellent family living space, a garden and garage.

Step through the front door into a welcoming entrance hall, where you will find a convenient cloakroom and staircase leading to the first floor, off to the left. At the rear of the house, you will find the kitchen, which provides ample worktop and storage space and is complemented by a separate utility room with direct access to the integral garage and the rear garden.

Upstairs, the first-floor landing leads to four well-sized bedrooms, three doubles and one single. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, which benefits from separate bath and shower. The principle bedroom and second bedroom also have fitted air conditioner units, perfect for cooling down on the hot summer days.

Externally, there is a mature garden with lawn and patio areas, and mature trees and shrubbery boarding the garden, providing privacy to the outdoor space. There is also a lawned area to the front of the property with a mature tree, offering a good level of privacy to the front.

The property further benefits from an integral garage, providing useful storage or secure parking, making this a practical and versatile family home, and an electric car charging point just to the left of the garage door.

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

*The vendor is offering an incentive of £17,500 towards the successful purchaser's Stamp Duty Land Tax (SDLT).

• EPC: C • Council Tax Band: F • Tenure: Freehold •





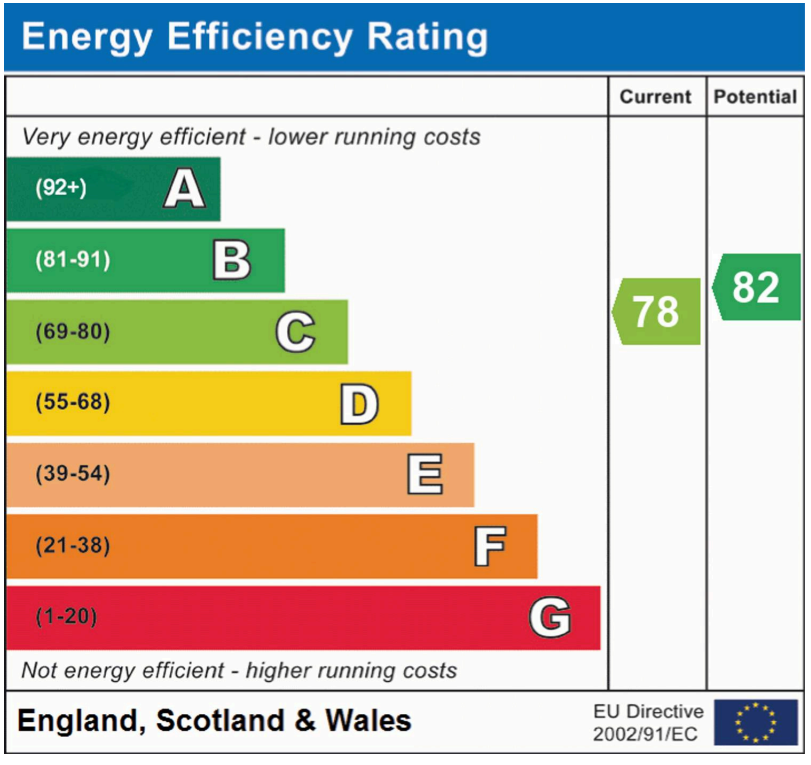






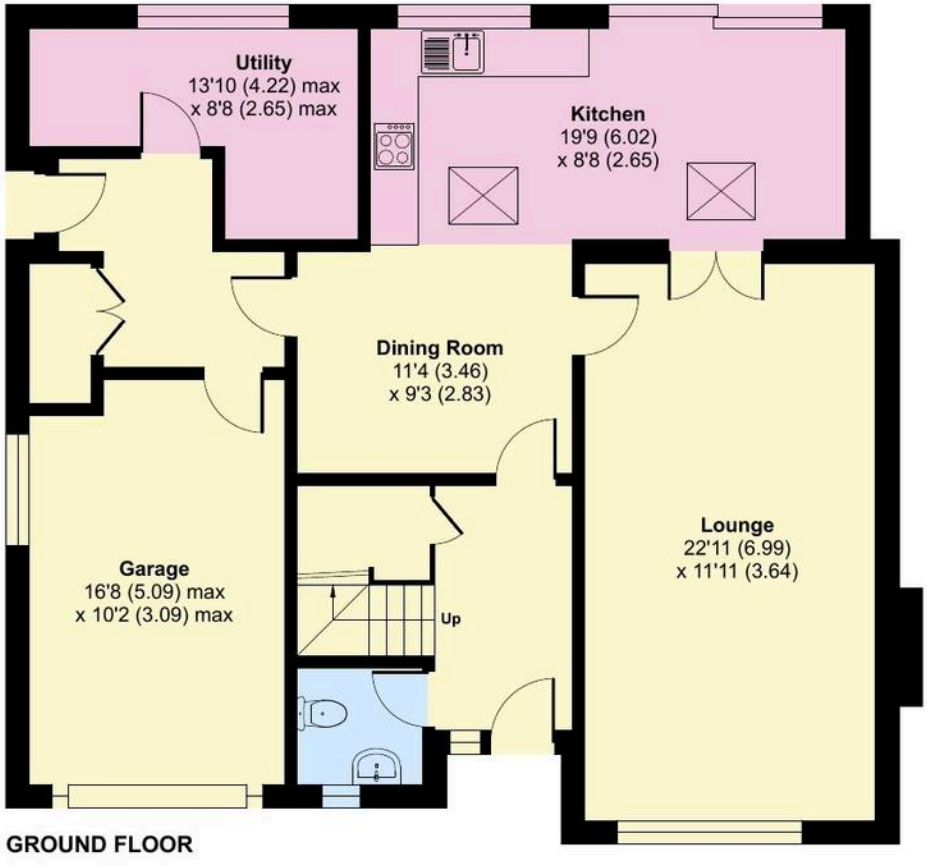




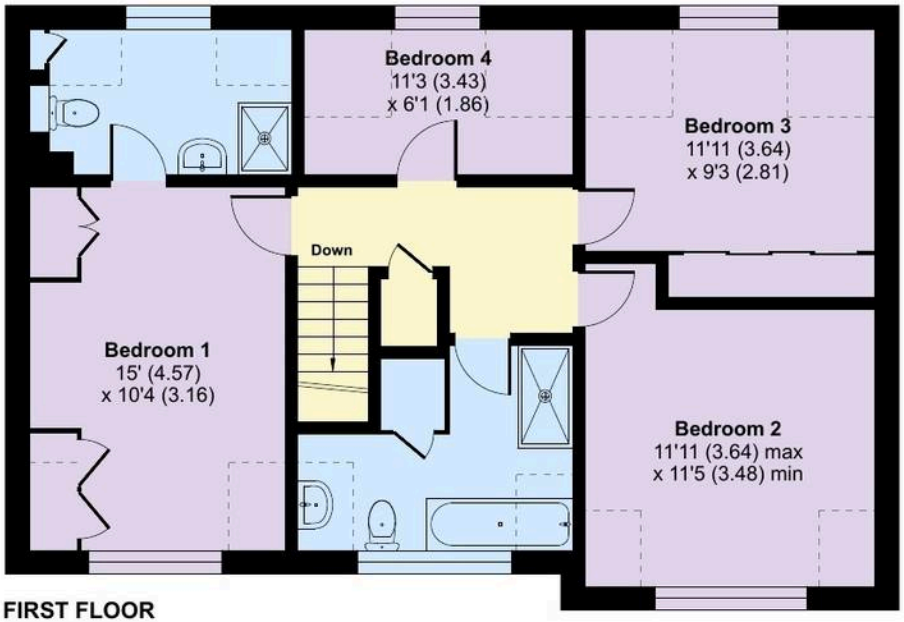

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
82
England, Scotland & Wales
EU Directive 2002/91/EC

Denotes restricted head height

Approximate Area = 1532 sq ft / 142.3 sq m
Limited Use Area(s) = 121 sq ft / 11.2 sq m
Garage = 171 sq ft / 15.9 sq m
Total = 1824 sq ft / 169.4 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Harrison Hardie. REF: 1498579

HARRISON HARDIE Sales & Lettings

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