

HARRISON  
Sales &  
Lettings  
HARDEN



# Barnsley Way, Bourton-On-The-Water

Guide Price £400,000



Situated within a popular development on a sought-after road in Bourton-on-the-Water, this well-presented three-bedroom mid-terrace home has been thoughtfully extended to the rear, creating additional ground-floor living space ideally suited to modern family life. The property is entered via a welcoming central hallway, which provides access to the principal living areas, a staircase rising to the first floor, and a conveniently positioned cloakroom/WC. To the front of the house is a comfortable sitting room, offering a cosy yet practical space for both relaxing and entertaining.

To the rear, the property opens into an attractive shaker-style kitchen/dining room, forming the heart of the home. Designed with modern living in mind, the space offers ample worktop and storage facilities, integrated appliances, and generous room for dining and day-to-day family life. Double doors open directly onto the rear garden, allowing for excellent natural light and seamless indoor-outdoor living.

Upstairs, the first-floor landing leads to three bedrooms, two doubles and one single, together with the family bathroom. The principal bedroom enjoys the benefit of an en-suite shower room and is positioned to the rear of the property, while the remaining bedrooms offer flexible accommodation for children, guests, or home working.

Externally, the property benefits from a separate garage, providing useful storage or secure parking, along with additional off-road parking for two vehicles. The rear garden has been designed for low-maintenance enjoyment and features a combination of lawn, patio, and gravelled areas.

EPC: C

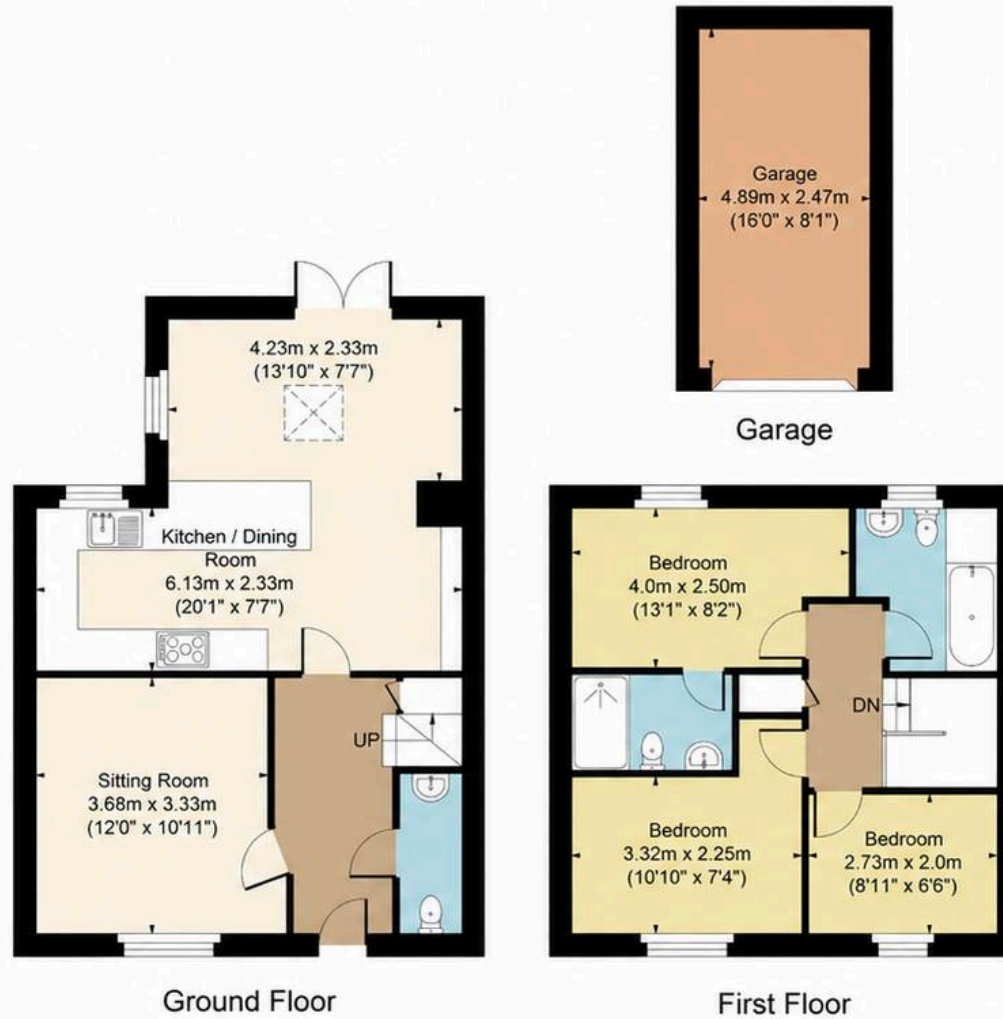
Council Tax Band: C

Tenure: Freehold





Main House Approx. Gross Internal Area:- 85.99 sq.m. 925 sq.ft.  
Garage Approx. Gross Area:- 12.08 sq.m. 130 sq.ft.  
Total Approx. Gross Area:- 98.07 sq.m. 1055 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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