



THE HARRISON
Sales &
Lettings
ARDIENSON

Lansdowne, Bourton-On-The-Water

Guide Price £625,000



A beautiful home tucked away in a peaceful corner of Bourton-on-the-Water, this impressive four-bedroom detached family property is set over three floors. Offering four generous double bedrooms, three bathrooms, and off-road parking for multiple vehicles, it combines spacious living with the convenience of being just a short walk from local amenities.

Entering through the canopy-covered front door, you arrive in a spacious entrance hall. To the right is a bright dual-aspect living room with a bay window to the front, double doors to the rear garden, and a centrally positioned wood-burning fireplace.

To the left of the hallway, the property boasts a dual-aspect, open-plan kitchen, dining, and family room. The shaker-style kitchen, positioned at the front, includes integrated appliances such as a microwave, fridge/freezer, and dishwasher, along with a large ceramic sink overlooking the front aspect. To the rear, the family and dining area benefits from double patio doors that open onto the garden, seamlessly blending indoor and outdoor living, perfect for entertaining. Completing the ground floor is a utility room with a downstairs WC, along with additional access to the rear garden.



The first floor offers three spacious double bedrooms. The largest bedroom on this level benefits from an ensuite bathroom, while another bedroom features built-in wardrobes. A modern family bathroom, complete with a bath and overhead shower, serves the remaining rooms.

On the second floor, the principal bedroom is beautifully set within the eaves, offering a cosy yet spacious retreat. It includes built-in storage along both sides and access to a generously sized bathroom across the landing.





Externally, the property enjoys a private and low-maintenance rear garden, featuring both patio and lawned areas, bordered by mature trees for added seclusion. To the front, a paved driveway provides ample parking for several vehicles.

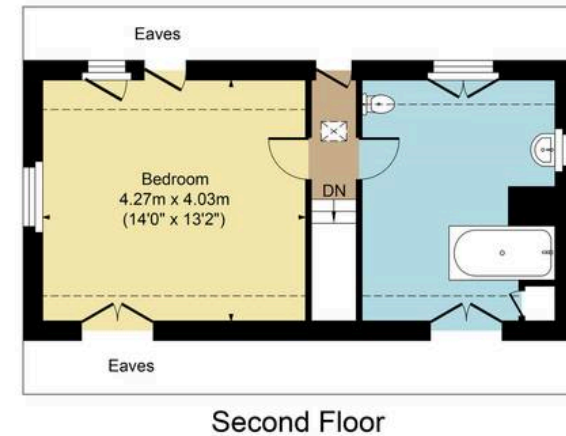
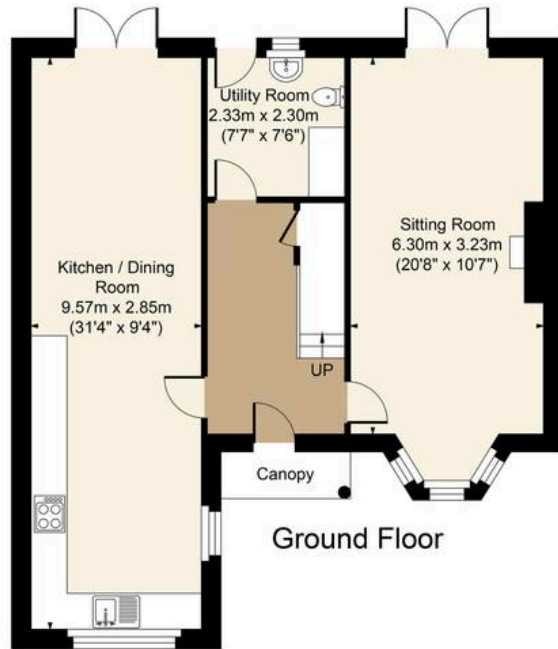
EPC: C

Council Tax Band: F

Tenure: Freehold

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.

Main House Approx. Gross Internal Area:- 162.31 sq.m. 1748 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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