



Kingfisher Road, Bourton-On-The-Water

Guide Price £550,000



Situated in the popular Bourton Chase development, this attractive four bedroom, detached ex-show home offers spacious and versatile accommodation arranged over two floors, with the added benefit of a detached garage. Perfect for families or investors alike.

Entering through the front door, you are welcomed into a central spacious hallway providing access to the principal ground floor rooms. To the front of the property is a bright and generously sized living room, offering an ideal space for relaxing or entertaining. To the rear, the home opens into a well-appointed kitchen with adjoining dining area, creating a practical and sociable hub for everyday family life, with direct access to the garden via two double patio doors, blending indoor and outdoor entertaining. The kitchen also benefits from a dedicated enclosed utility space. Also on the ground floor is a useful study, perfect for home working or use as a playroom, along with a convenient cloakroom/WC and additional storage.

Upstairs, the first floor comprises four bedrooms, offering flexible accommodation for families or guests, three doubles and one single. The principal bedroom is particularly spacious and benefits from an en-suite shower room and built-in storage, while the remaining bedrooms are well proportioned and suitable for children, visitors, or home office use.

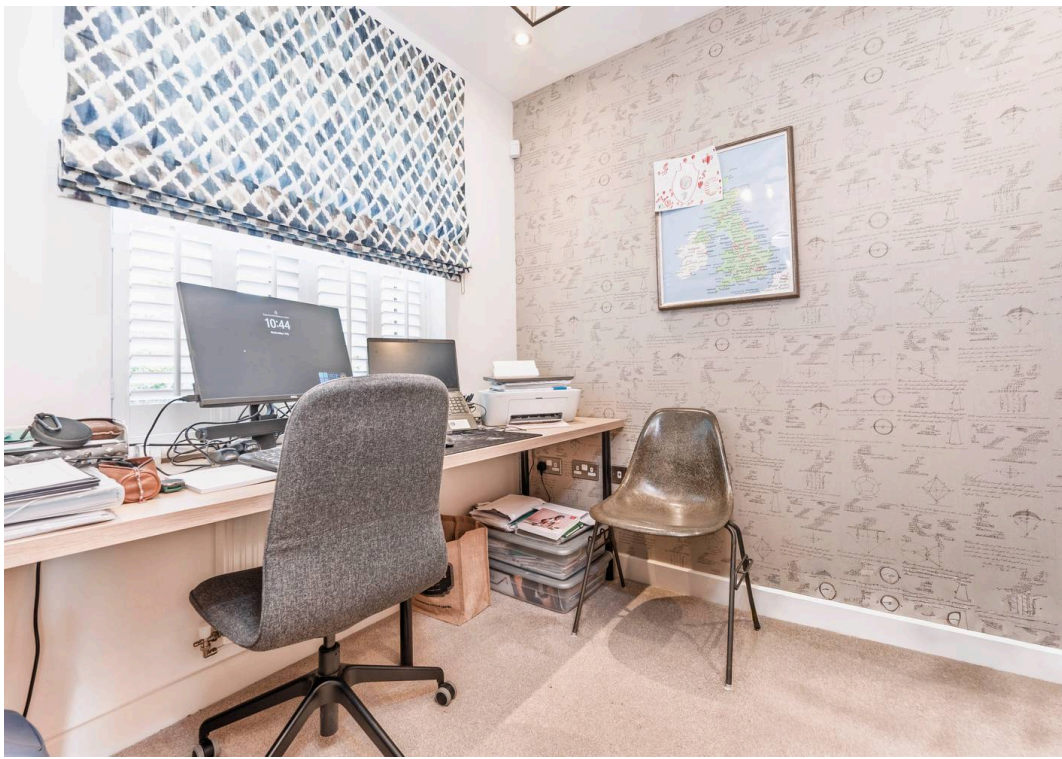
Externally, the property benefits from a detached garage, ideal for secure parking, storage, or workshop space, driveway parking for two cars, and a landscaped, low maintenance garden made up of patio, gravel, lawn and bedding areas.

EPC: B

Council Tax Band: E

Tenure: Freehold

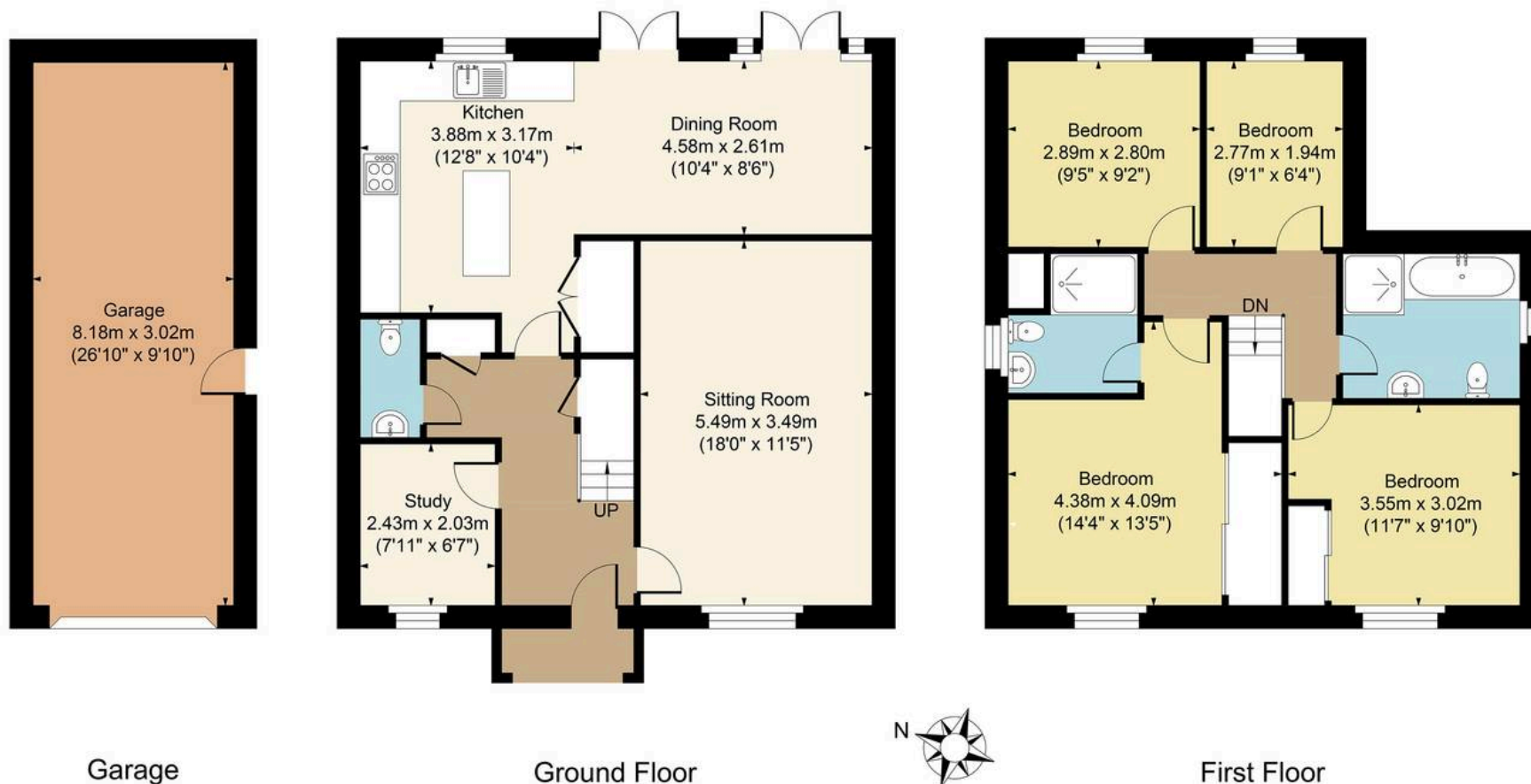




Main House Approx. Gross Internal Area:- 120.84 sq.m. 1301 sq.ft.

Garage Approx. Gross Area:- 24.70 sq.m. 266 sq.ft.

Total Approx. Gross Area:- 145.54 sq.m. 1567 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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