



HARRISON  
Sales &  
Lettings  
HARDEN

Croome Gardens, Bourton-On-The-Water





This three-bedroom detached family home, complete with garage and private driveway, is ideally located within easy walking distance of Bourton-on-the-Water Primary Academy and The Cotswold School.

Through the front door you are welcomed into an entrance hall that leads into a well-proportioned sitting room, offering a comfortable space for everyday living, with direct access to the garden, through double patio doors. At the rear, a spacious kitchen and dining space provides an inviting setting for family meals and entertaining. A separate utility room adds valuable practicality. A separate utility room adds valuable practicality.

Upstairs, the principle bedroom benefits from its own en-suite shower room, and two additional bedrooms (one double and one single) offer further accommodation for family members or guests, all served by a modern family bathroom.

Outside, the home features an external garage and driveway parking, ensuring convenience and additional storage. The rear garden provides an attractive outdoor space suitable for children, pets, or relaxed evenings outdoors.

EPC: C

Council Tax Band: D

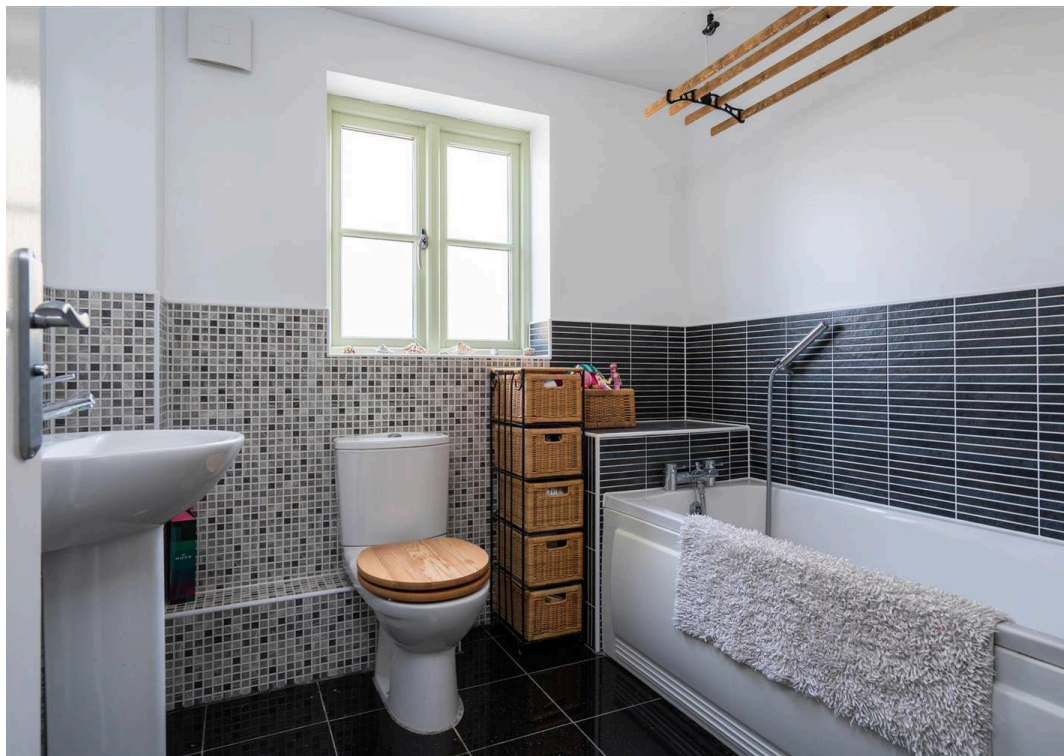
Tenure: Freehold

**Agents Note: Please note that images used are from stock, and the appearance of the property may differ.**

Bourton on the Water is a village situated in the heart of the North Cotswolds. 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 clubs.

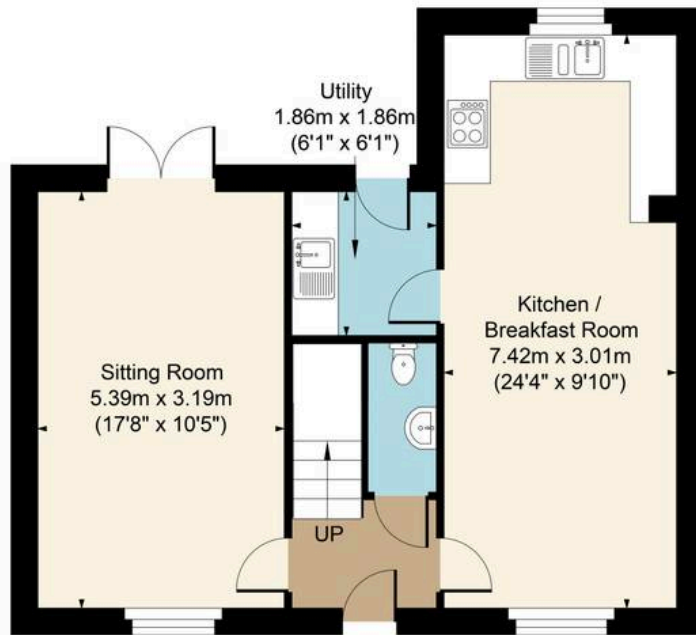




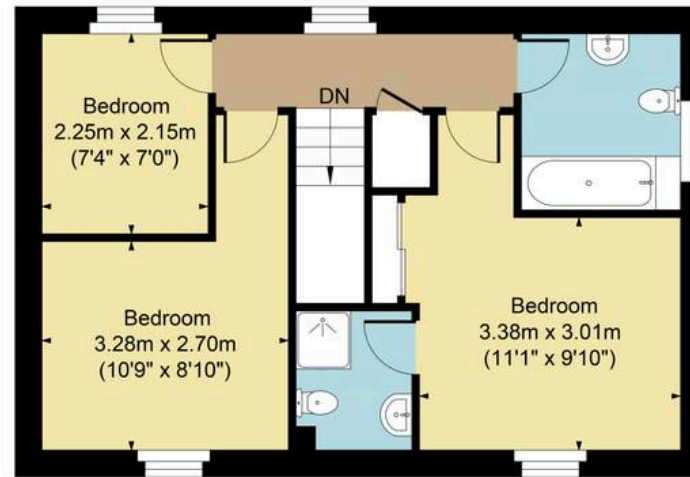




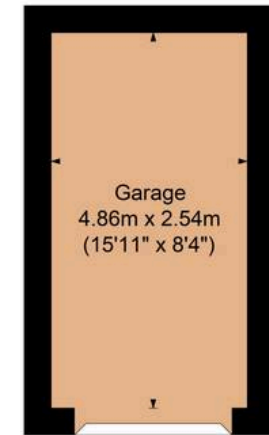
Main House Approx. Gross Internal Area:- 95.26 sq.m. 1025 sq.ft.  
 Garage Approx. Gross Area:- 12.34 sq.m. 133 sq.ft.  
 Total Approx. Gross Area:- 107.60 sq.m. 1158 sq.ft.



Ground Floor



First Floor



Garage

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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