



HARRISON
Sales &
Lettings
ARDEN

Roman Way, Bourton-On-The-Water

Guide Price £570,000



NO ONWARD CHAIN.

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.

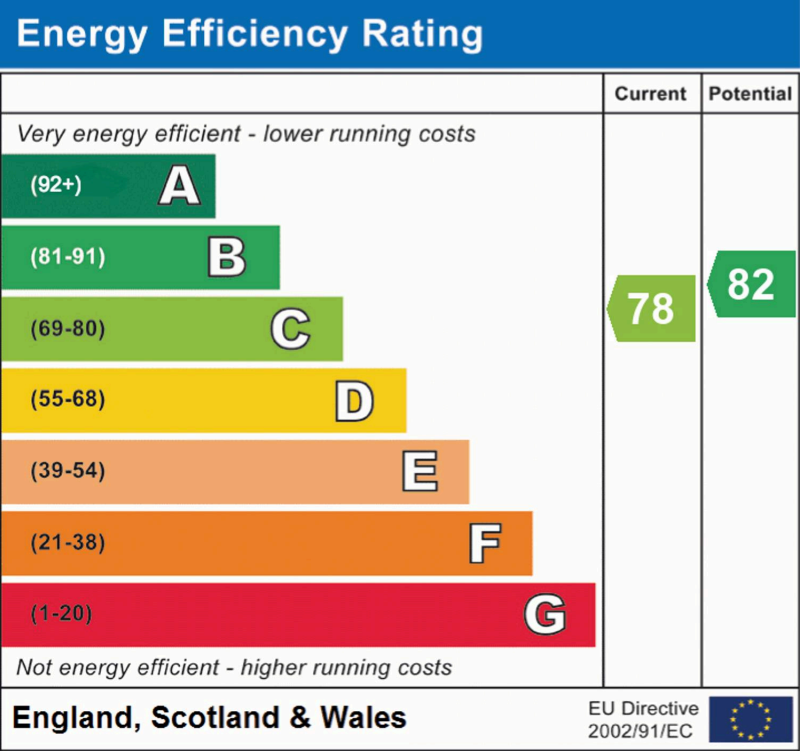
EPC: C

Council Tax Band: F

Tenure: Freehold



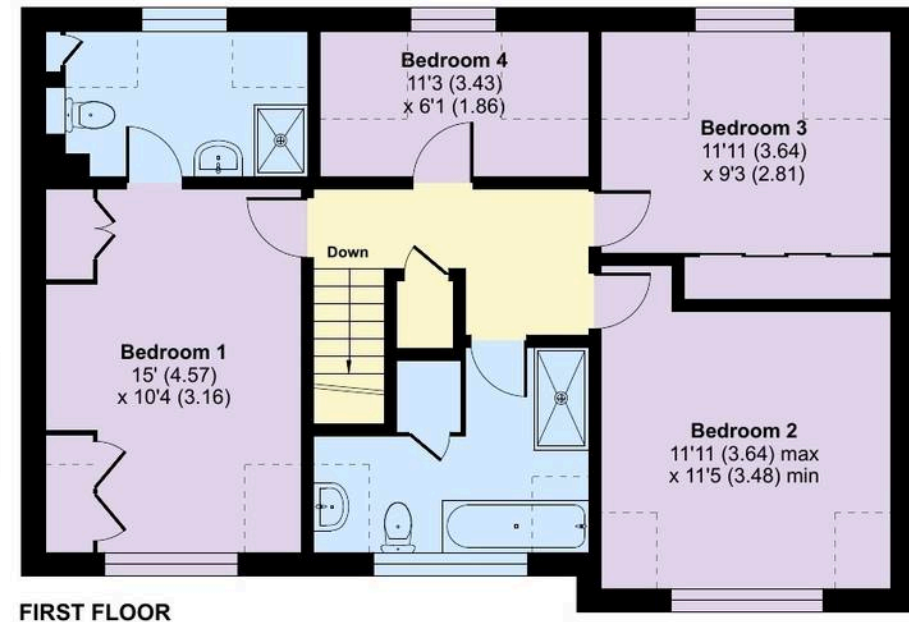
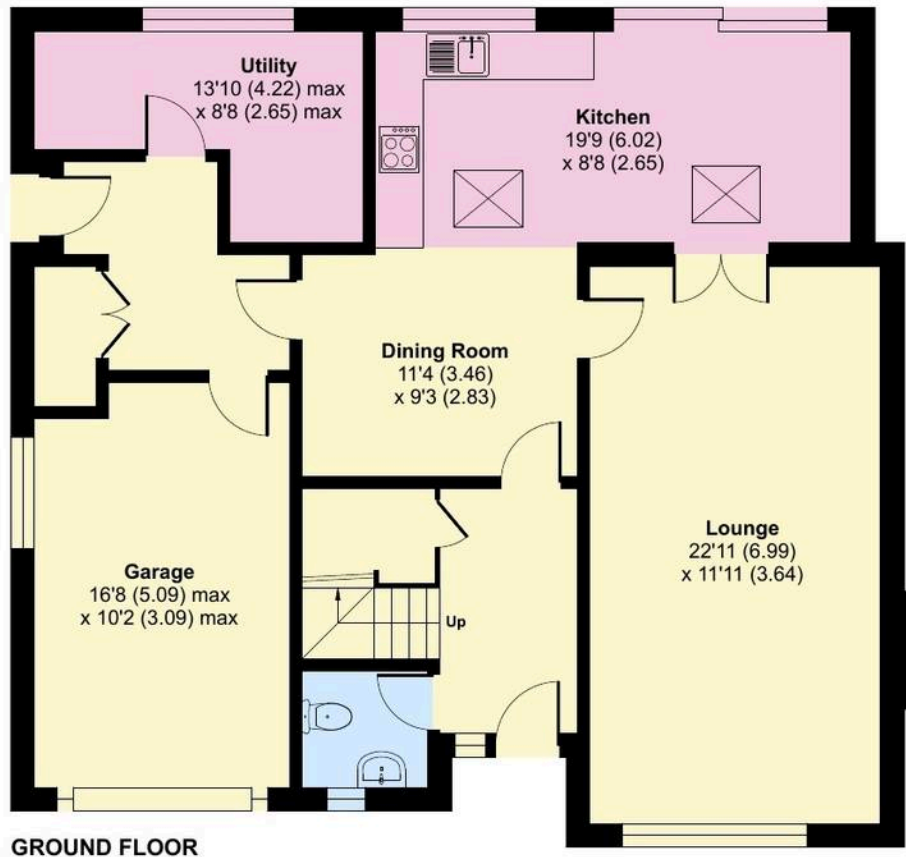




Denotes restricted
head height

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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