HARRISON HARDIEN
Sales & Lettings

Rissington Road, Bourton-On-The-Water

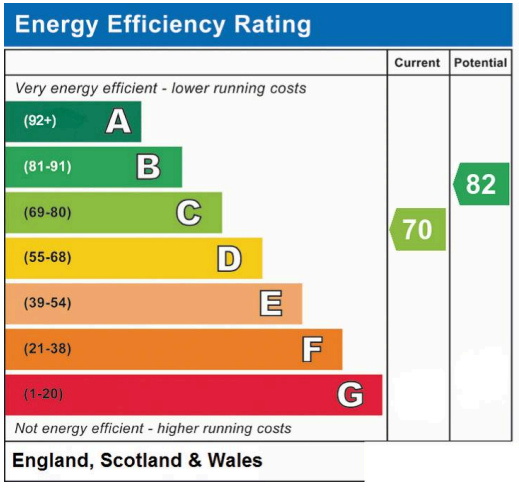
Offers In Excess Of **£600,000**

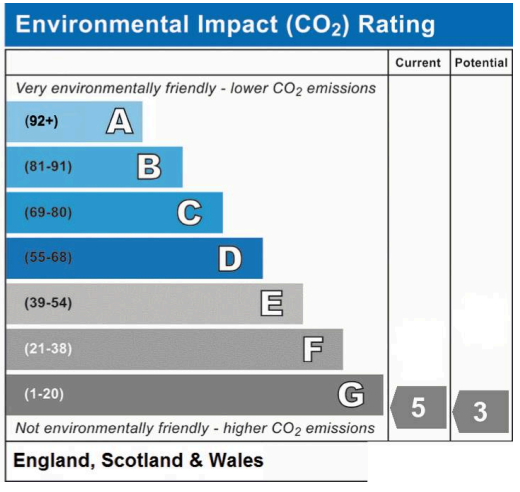
Situated within walking distance of the picturesque village of Bourton-on-the-Water, this five bedroom semi-detached house offers a great opportunity for families looking to settle down in the Cotswolds.

Entering the property, a welcoming entrance hall provides access to the principal ground floor accommodation and first floor via the stairs, with a convenient cloakroom positioned just off the hallway. The spacious sitting room is situated to the left and offers a comfortable reception space, with additional versatile area to the rear overlooking and connecting with the garden via two double sliding patio doors. At the end of the hallway, there is a second reception room which flows through to the right into a dual aspect kitchen and dining space, offering a generous open-plan room for both cooking and entertaining. The kitchen benefits further from integrated appliances and the Belfast sink perfectly positioned in front of the window to enjoy views of the rear garden. Continuing up to the first floor, there are four spacious bedrooms, offering excellent flexibility for families, guests or those requiring home working space. One bedroom is particularly generous, with an en-suite bathroom and built-in wardrobes, while the remaining bedrooms provide a good variety of accommodation. The floor is completed by a family bathroom, with bath and overhead shower. A further staircase leads to the second floor, where there is the fifth bedroom, also benefiting from built-in wardrobes, and en-suite bathroom, with a corner bath with over head shower.

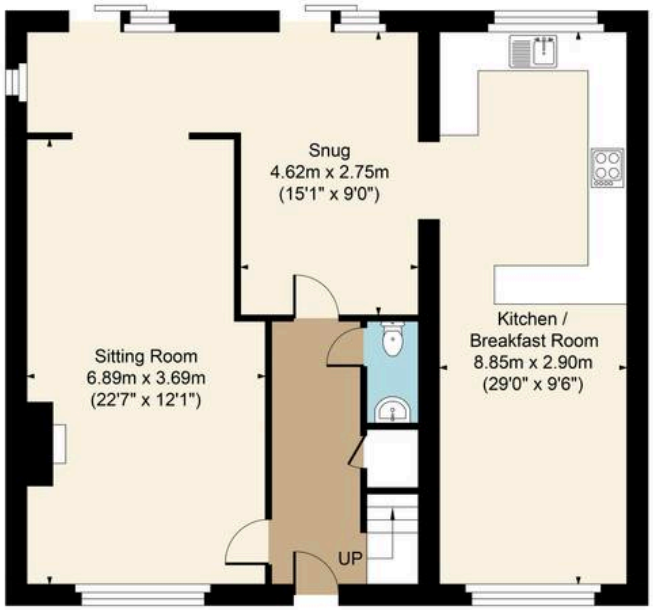
Externally, there is a low maintenance garden made up of lawn and patio areas, and to the front there is ample off-road parking. The property features gas central heating, alongside electric solar panels mounted on the front pitch of the roof, with solar compatible EV charging point and Fischer water heating system.

• EPC: C • Council Tax Band: F • Tenure: Freehold •

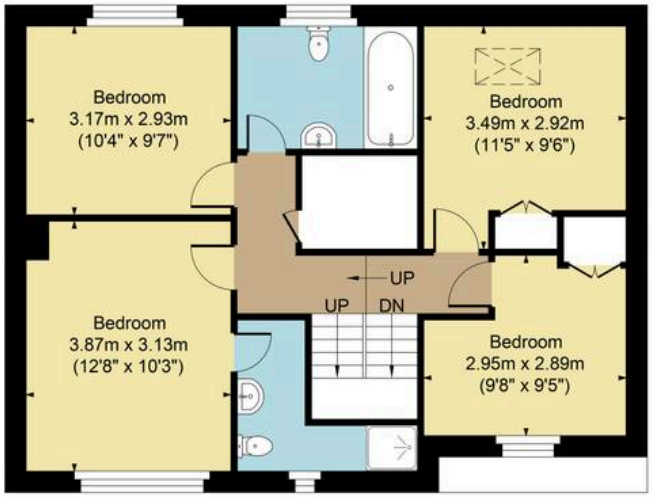

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
82
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
5
3
England, Scotland & Wales

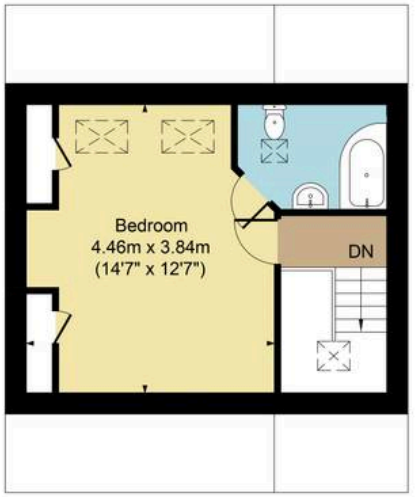
Main House Approx. Gross Internal Area:- 166.55 sq.m. 1793 sq.ft.



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
www.dmlphotography.co.uk

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