Grove Court, Bourton-on-the-Water

This stunning modern five double-bedroom property, thoughtfully arranged across three spacious floors with an additional versatile room, is the ideal family home, combining both contemporary style and practical living. As you step through the front door, you're welcomed into a bright and spacious hallway with elegant wooden flooring. Leading off the hallway are a study/home office, a modern downstairs WC, a separate lounge and open-plan kitchen/dining area. The kitchen is beautifully appointed with a range of high-quality wall and base units, sleek quartz countertops, and premium AEG appliances. A separate utility room offers further storage and functionality. The dining space is bathed in natural light, thanks to striking black aluminium bi-folding doors, which open directly onto the rear garden, perfect for indoor-outdoor living. On the first floor, there are four generously sized double bedrooms. The principal bedroom benefits from a stylish ensuite, while a modern family bathroom serves the remaining bedrooms. The second floor features the fifth double bedroom, along with an additional flexible-use room. Ideal as a home office, dressing room, or potentially converted into a luxurious master suite with an ensuite, subject to the relevant permissions.

Outside, the rear garden is mainly laid to lawn with attractive natural stone paving creating defined patio areas, perfect for relaxing or entertaining. To the side, there are two private parking spaces, and a single garage and the home is situated in a quiet, well-connected residential location. This property also benefits from double glazing throughout, an air source heat pump for heating and hot water, and underfloor heating on the ground floor.

EPC: B

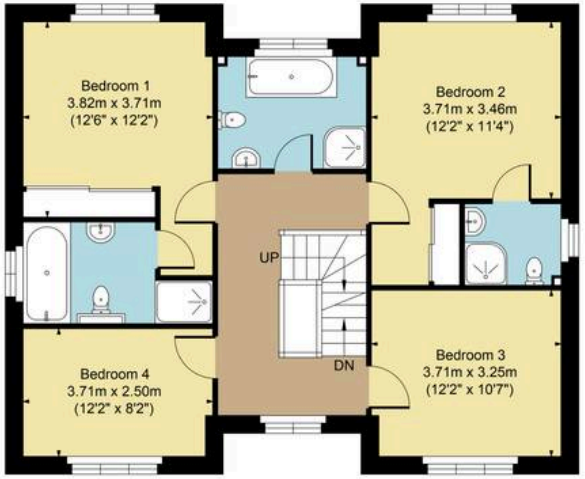
Council Tax Band: F

Tenure: Freehold

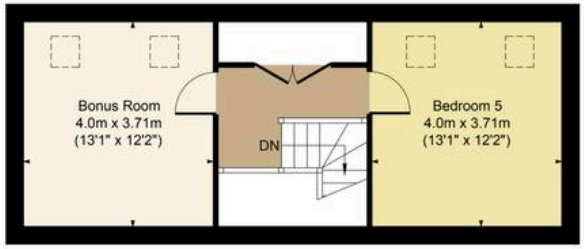
Plot 4, Station Road, Bourton, GL54 2ER

Total Approx. Gross Area:- 212.74 sq.m. 2290 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

High Street, Bourton-on-the-Water
Gloucestershire, GL54 2AN

harrisonhardie.co.uk 01451 822977