



Broadlands, Bourton-On-The-Water



Only minutes from the picturesque High Street of Bourton-on-the-Water, this five-bedroom semi-detached period cottage offers an excellent opportunity for families or investors. Stepping through the front door, you are greeted by a welcoming hallway that leads to the heart of the home. The dining room is at the centre of the property and offers ample space for a dining table and chairs. At the front of the property is a cosy living room featuring a bay window, exposed stonework, and a feature brickwork fireplace with a log burner. From the dining room, a door to the left opens into the kitchen, which includes a Belfast sink looking onto the rear garden, an integrated fridge-freezer, a dishwasher, and a Rangemaster oven. The kitchen flows seamlessly into a bright garden room, complete with bi-fold doors that open out to the rear garden. An open plan archway leads back into the dining room from the garden room/kitchen. Off the entrance hallway, there is understairs storage and access to the downstairs WC. On the first floor, you will find four double bedrooms, one with bespoke built in wardrobes, a main bathroom featuring a walk-in shower and an additional shower room. Above the principal bedroom, there is a boarded loft space providing additional storage. The second floor offers an attic bedroom that could serve a variety of uses. It has a built in wardrobe and large under-eaves storage.

Outside, the rear garden is low maintenance, with a mix of patio and lawn areas and planting beds bordering the space. There is also a shed and a summer house. The garage benefits from a utility space at the rear, including cupboards, a sink, and space for washing machine and tumble dryer. There are two additional allocated parking spaces.

EPC: D

Council Tax Band: C

Tenure: Freehold





Broadlands, Cheltenham, GL54

Approximate Area = 1653 sq ft / 153.6 sq m

Limited Use Area(s) = 274 sq ft / 25.4 sq m

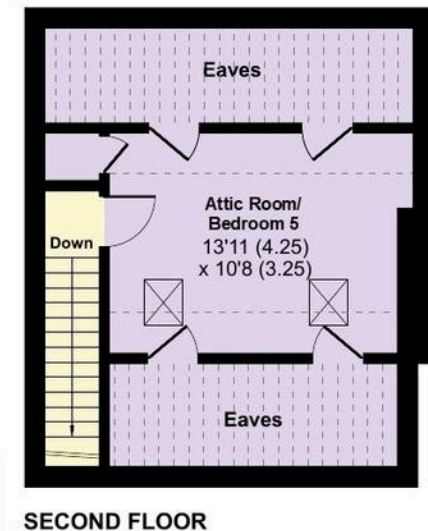
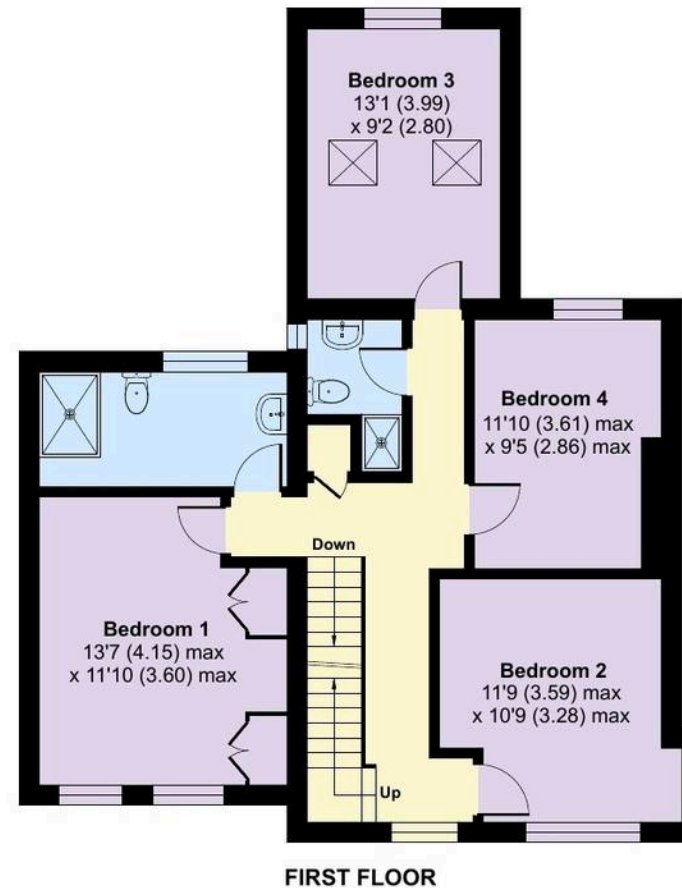
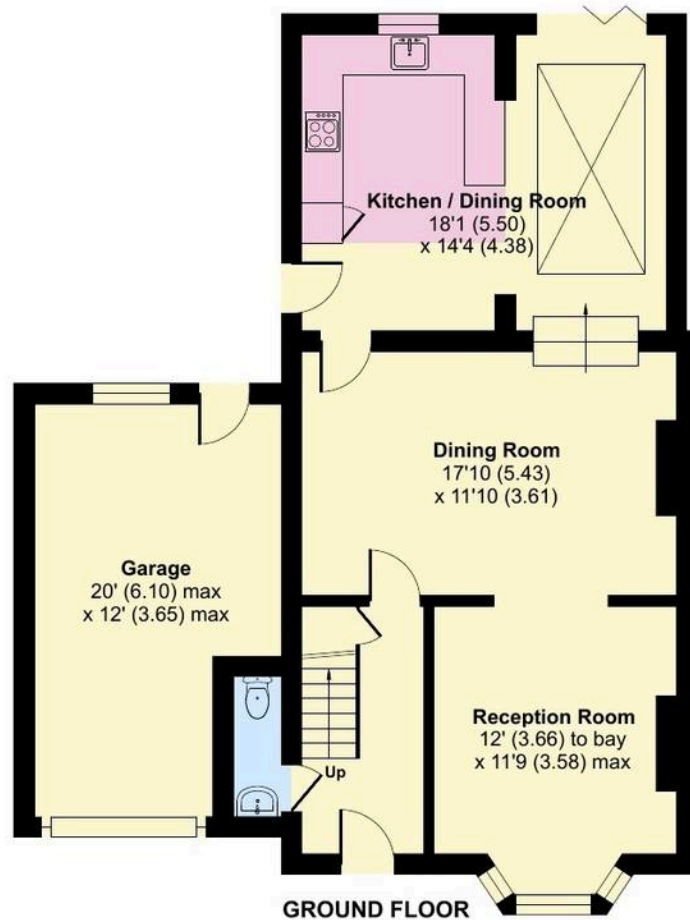
Garage = 214 sq ft / 19.9 sq m

Total = 2141 sq ft / 198.9 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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