



**Bourton-on-the-Water**

**Gloucestershire  
GL54 2RN**



## Description

A beautifully presented and extremely spacious five double bedroom family home overlooking an open, green space to the front. The property, although only four years old, has been creatively embellished by the current owners. It provides flexible living space, five bedrooms (two of which are ensuite), a wonderful nature-haven of a garden, and a double garage. Just a stone's-throw from the Outstanding Cotswold School, this property makes for the perfect family home.

A few words from the seller - "We moved to Bourton 4.5 years ago and this has been a perfect family home for us and our three daughters, with plenty of additional space to accommodate visiting guests. The location of the house is exceptional, with breathtaking countryside walks on the doorstep along with the convenience of all

Bourton and Stow's amenities, and the Outstanding Cotswold School.

The outlook, across a large pond, is quite unique for the area – and has provided spectacular, ever-changing views throughout the seasons. As a natural history enthusiast, I have been amazed by the variety of wildlife that the pond area plays host to – with species including Great Crested Newts, Pheasants, Partridges, Hedgehogs, Badgers, Muntjac and Roe Deer, Herons, Egrets and Kingfishers. This year we have even had a family of Otters visiting the pond in early Spring, feasting on the frogs and toads! It has proven such a rich wildlife haven that it is due to be featured on BBC Springwatch this year."

## Bourton on the Water

Bourton on the Water is a large village situated in the heart of the North Cotswolds - a popular tourist

destination, a village of enormous character and appeal, with period Cotswold stone houses and shops flanking the shallow River Windrush that runs through the village centre. There are a range of amenities, including gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, supermarkets, library, post office, churches, primary and secondary schools.

## Tenure and Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

## Viewing Arrangements

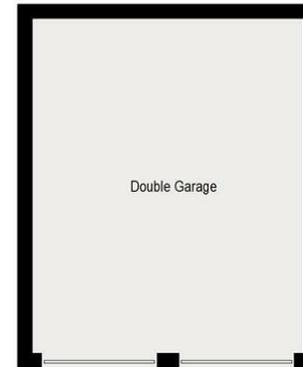
Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>91</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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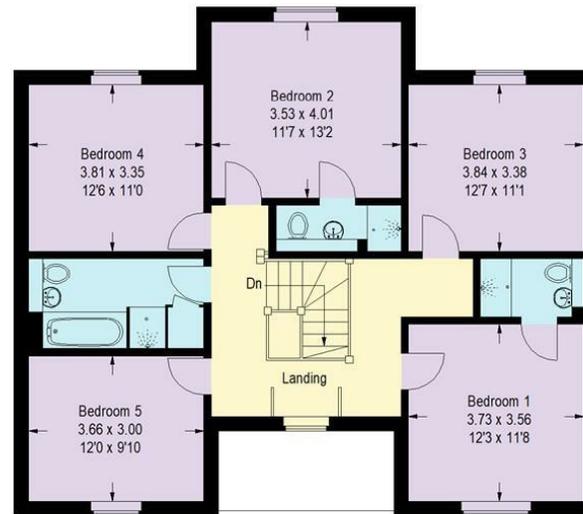
Approximate Gross Internal Area  
(Excluding Garage)  
196.5 sq m / 2115 sq ft



(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

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## Bourton on the Water

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