



63 Roman Way
Bourton on the Water
Gloucestershire
GL54 2EW



Description

An exquisitely modernised and extended four bedroom detached house. The property is immaculate throughout and provides substantial accommodation over two floors.

The front door leads into the entrance hall with a cloakroom off and the staircase to the first floor. The sitting room has a feature fireplace and is open to the extended dining area - which has double doors out to the rear garden - and then opens through to kitchen, which has been completely refitted with a range of wall and base level units with granite worktops over and a breakfast bar. There is a fitted double oven and electric hob with an extractor hood over, and a dishwasher. Upstairs there are four bedrooms with the principal bedroom having a tiled en-suite shower room. The main bathroom has a bath (with a shower over), WC and wash hand basin. The rear garden is enclosed and predominantly laid to well-tended lawn with a patio extending across the rear of the property which provides plenty of space for summer dining. There is also a

timber covered barbeque space. To the front, there is a driveway providing plenty of parking and access to the integral garage. There is also a pedestrian door to the rear garden.

The property has double glazing throughout and is warmed by gas central heating.

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.

Directions

Leave the centre of Bourton on the Water via Moore Road,

turning left at the junction onto Station Road. Turn right (opposite the Cotswold School) into Roman Way, and proceed before taking the last right hand turning. The property will be found on the right hand side, identified by our For Sale board.

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.

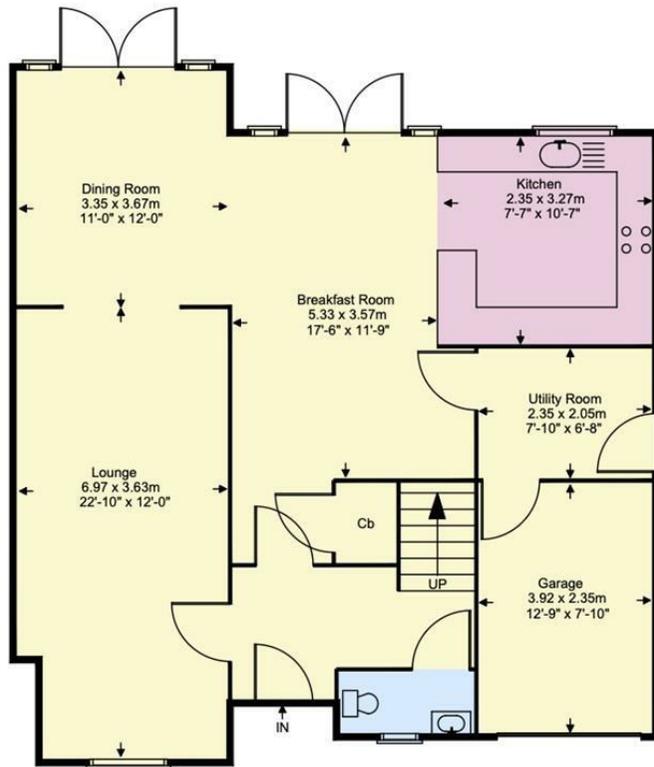
Viewing Arrangements

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

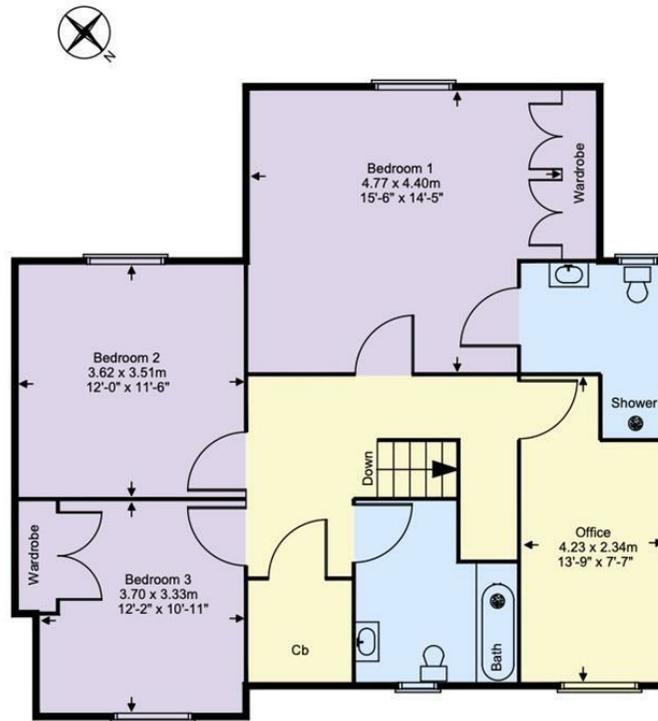
| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |



Approximate Gross Internal Area = 149.31 sq m/ 1607 sq ft
 Garage = 9.21 sq m/ 99 sq ft
 Total = 158.52 sq m/ 1706 sq ft



Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

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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