



Dikler Close, Bourton-On-The-Water, GL54 2PS

Guide Price £575,000





The accommodation comprises of Entrance hall, living room, kitchen/diner, three bedrooms, bathroom, cloakroom, gardens to front and rear, garage and off road parking.

There is planning permission for an extension and loft conversion providing extra living space and four bedrooms over all. The full plans can be viewed on The Cotswold Council website ref. 21/00190/FUL.

EPC Rating: E

Council Tax Band: F

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

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.







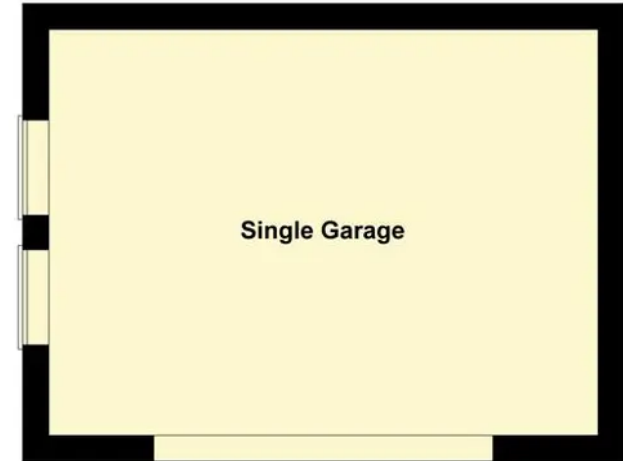
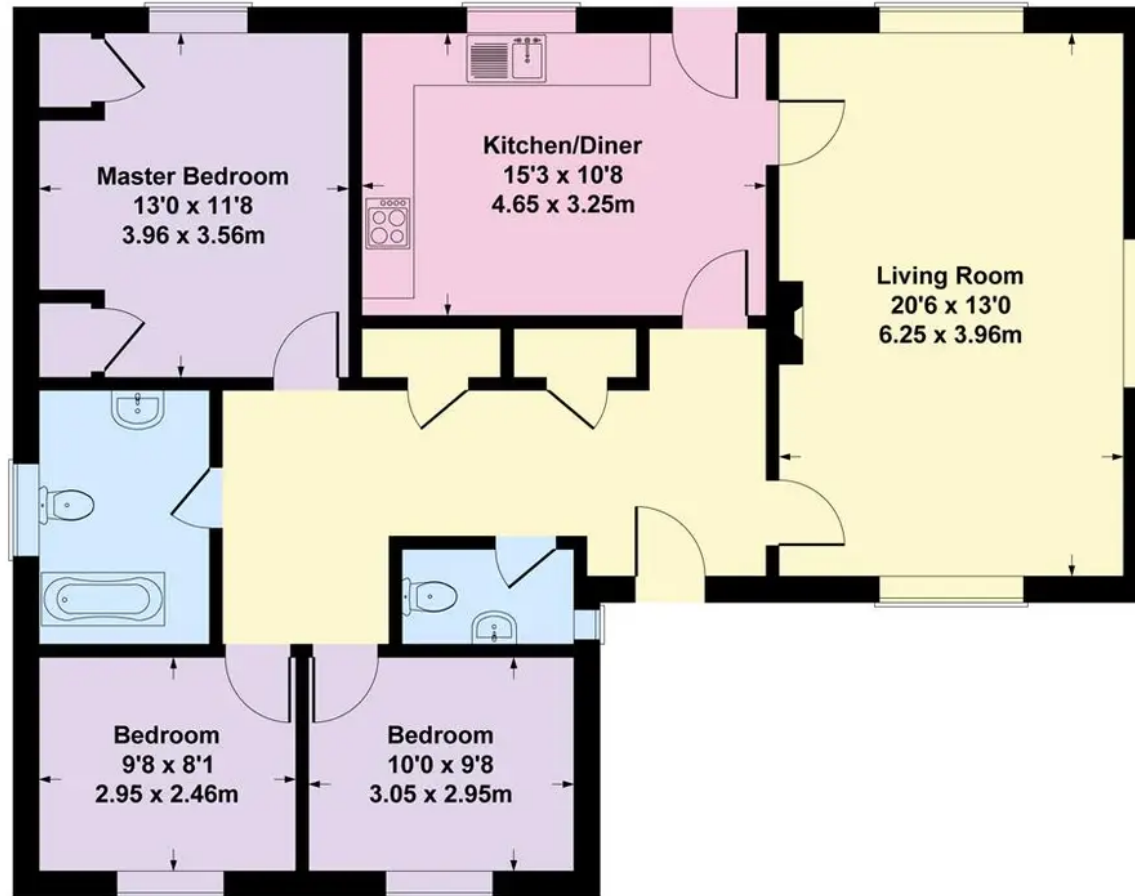


Approximate gross internal area

Main House - 1066 sq ft - 99 sq m

Garage - 312 sq ft - 29 sq m

Total - 1378 sq ft - 128 sq m



**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

**Harrison Hardie**

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

[harrisonhardie.co.uk](http://harrisonhardie.co.uk) 01451 822977