

HARRISON
Sales &
Lettings
HARDENSON



Station Road, Bourton-On-The-Water

Cheltenham

Guide Price **£1,000,000**



The kitchen/diner with its vaulted ceiling and exposed beams has units along both sides of the kitchen and has direct access to the garden and allows more than sufficient room for kitchen dining.

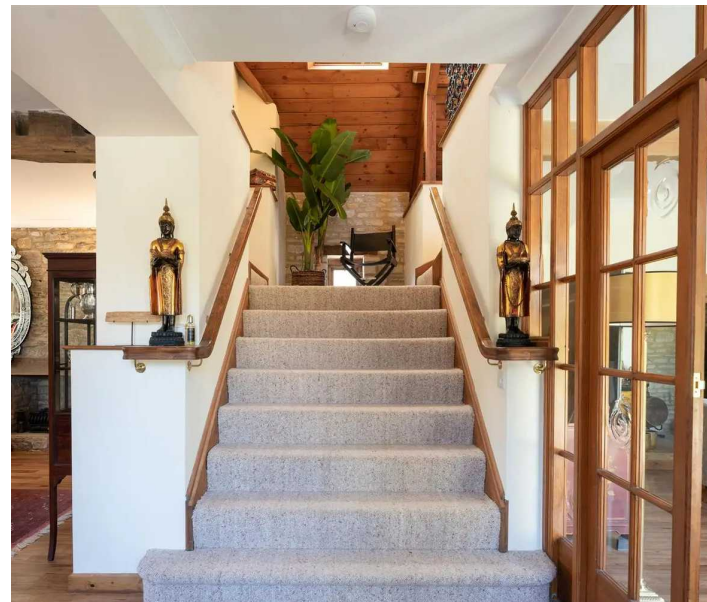
The dining room has a traditional fireplace with wooden beam and is set into a stone feature wall. The very spacious sitting room has an impressive inglenook fireplace, with gas log burner and has 2 sets of double glass sliding doors that lead directly onto the central courtyard garden and the room benefits from an abundance of light.

The principal double bedroom on the ground floor benefits from ample fitted wardrobes and an ensuite shower room.

The particularly attractive wide staircase leads to a half landing, which in turn leads to 2nd good sized double bedroom, with a vaulted ceiling with exposed beams, exposed stonework and stained glass window.

There is a lovely filigree ironwork on the landing and beautiful stain glass window providing more interest to the landing.

The 3rd and 4th bedroom are accessed via a further small staircase and both benefit from exposed beams and in the 4th bedroom, there is further exposed brickwork and an ensuite shower room and a further spacious family bathroom off the landing.



The first floor benefits throughout out from high ceilings and Velux windows and dormer windows.

The south facing central courtyard is abundant with established shrubs and areas of interest to dine or just simply relax.

EPC: E

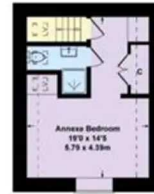
Council Tax Band: G

Tenure: Freehold



Total Area 3564 sq ft / 331 sq m
House 2947 sq ft / 274 sq m
Annexe (above garage) 274 / 25 sq m
Garage 343 sq ft / 32 sq m

All measurements are approximate



ANNEXE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

All measurements are approximate
and for display purposes only.

High Street, Bourton-On-The-Water, GL54 2AN

Cheltenham

01451 822977