

HARRISON
Sales &
Lettings
HARDEN



Station Road, Bourton-On-The-Water



This charming and spacious property currently operating as a successful holiday let, yet it retains the warmth and character of a beloved family home.

Upon entering, the hall leads to the family kitchen and utility area, where you'll find space and plumbing for a washing machine and tumble dryer. The dual-aspect, farmhouse-style kitchen/breakfast room is a standout feature, boasting a wide array of wall and base units. A free-standing solid oak kitchen island with a sink and breakfast bar adds to the kitchen's functionality and charm. From the kitchen, you access an inner hall featuring decorative floor tiles, leading to the first floor. The property offers a dual-aspect sitting room, enhanced by original parquet flooring, fitted book shelving, and a beautiful fireplace with a stone surround and cast-iron wood burner, creating a cozy and inviting space. There is also a separate dining room with parquet flooring and a picture window that overlooks the well-established front garden.

To the rear, a conservatory opens out to the south/south-west facing garden, offering a perfect spot to enjoy the outdoors.

The first floor is accessed via a galleried landing, joining all the bedrooms and the main family bathroom. The principal bedroom, featuring two built-in double wardrobes and a stunning en-suite shower room complete with a walk-in shower and a floating double sink. The three additional bedrooms are all generously sized doubles, serviced by a well sized family bathroom that includes a free-standing roll-top bath and a separate shower with a rain-shower head.

Further benefits also include a tandem garage, accessible from the hall, boiler room housing the Gas Boiler, UPVC Double Glazing And further development (subject to planning permission) enhancing the versatility of this delightful home.





Mossgiel, Station Road, Bourton, GL54 2ER

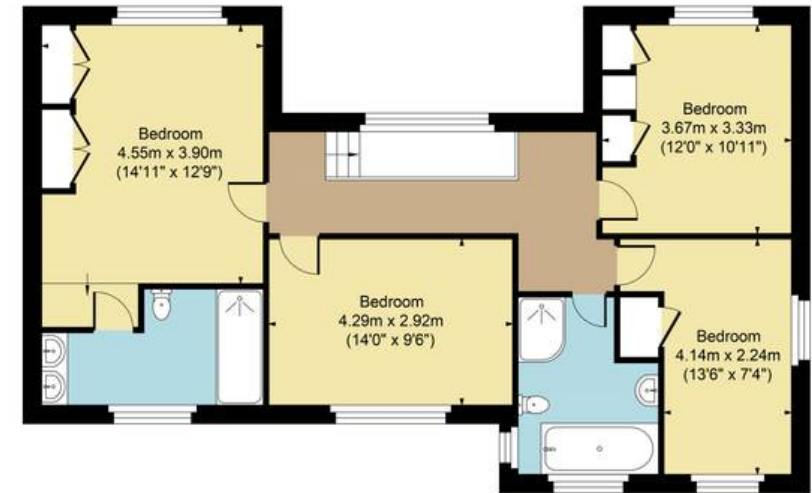
Main House Approx. Gross Internal Area:- 197.47 sq.m. 2126 sq.ft.

Garage Approx. Gross Area:- 30.52 sq.m. 328 sq.ft.

Total Approx. Gross Area:- 227.99 sq.m. 2454 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height