



**Rose Barn**

Bourton on the Water  
Gloucestershire  
GL54 2HB





Description

Situated in a generous plot on the edge of the village of Bourton on the Water, recently refurbished but with further potential to extend/re-model. Perfect as a countryside retreat or holiday home, the property enjoys a private location looking out onto lakes and surrounding countryside to the hills beyond. Living room, kitchen, utility, ground floor bathroom, two ground floor bedrooms / reception rooms, first floor master bedroom with en-suite bathroom, two further first floor bedrooms & family shower room, gardens and parking for several vehicles. No onward chain.

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

From the offices of Harrison James & Hardie in


Bourton on the Water turn right and proceed along the High Street. Turn left onto Station Road before taking the right hand turning into Cemetery Lane. Continue along the lane and the property will be 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	80
England & Wales	EU Directive 2002/91/EC 	




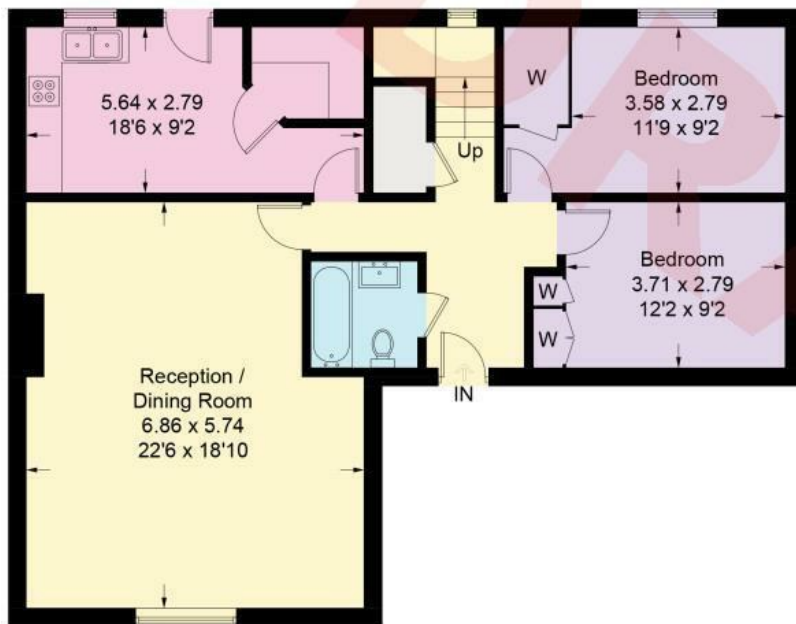




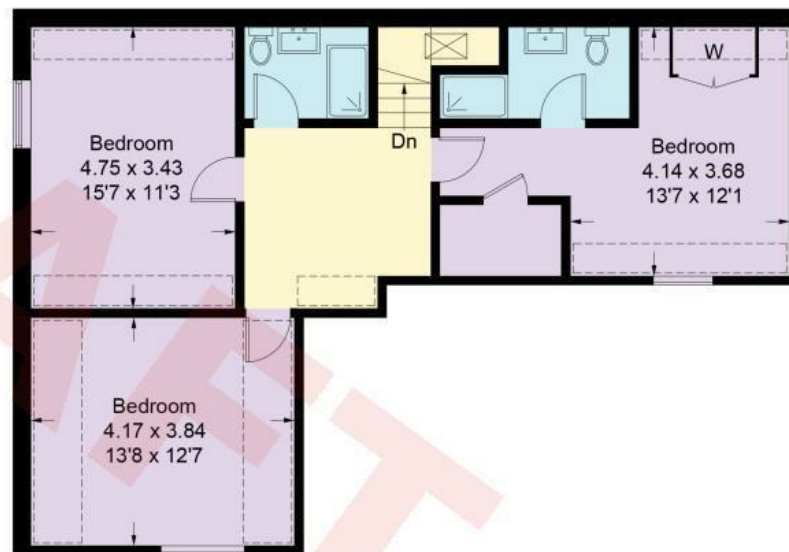
## Rose Barn, Bourton On The Water

Approximate Gross Internal Area = 171.7 sq m / 1848 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID641393)

### 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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