



Copins Court, Bourton-On-The-Water



Situated within walking distance of the village centre and the outstanding Cotswold School, this attractive stone-built four-bedroom detached property offers spacious and well-designed accommodation, built in 2007.

The heart of the home is a generous, fully fitted kitchen/diner, ideal for entertaining, with ample space for a dining table and a sofa. A separate utility room sits conveniently to the side. The kitchen opens into a bright and airy garden room, which in turn leads out to the private rear garden.

At the front of the property is a welcoming, dual-aspect sitting room complete with a fireplace. Also on the ground floor are a separate study and a cloakroom/WC.

Upstairs, you'll find four double bedrooms, all with built-in wardrobes. The principal bedroom and second bedroom both benefit from en suite shower rooms, while the remaining bedrooms are served by a generous family bathroom.

The low-maintenance, walled rear garden is laid to patio and gravel, providing a private outdoor space with access to the driveway and garage. The garage has been partially converted to create two separate storage areas, accessible from both inside and outside the house.

This is a versatile, well-located home in a highly sought-after area.

EPC: C

Council Tax Band: G

Tenure: Freehold

What3Words: ///payer.daylight.assess

Agents note: Please note that stock images have been used in the listing.

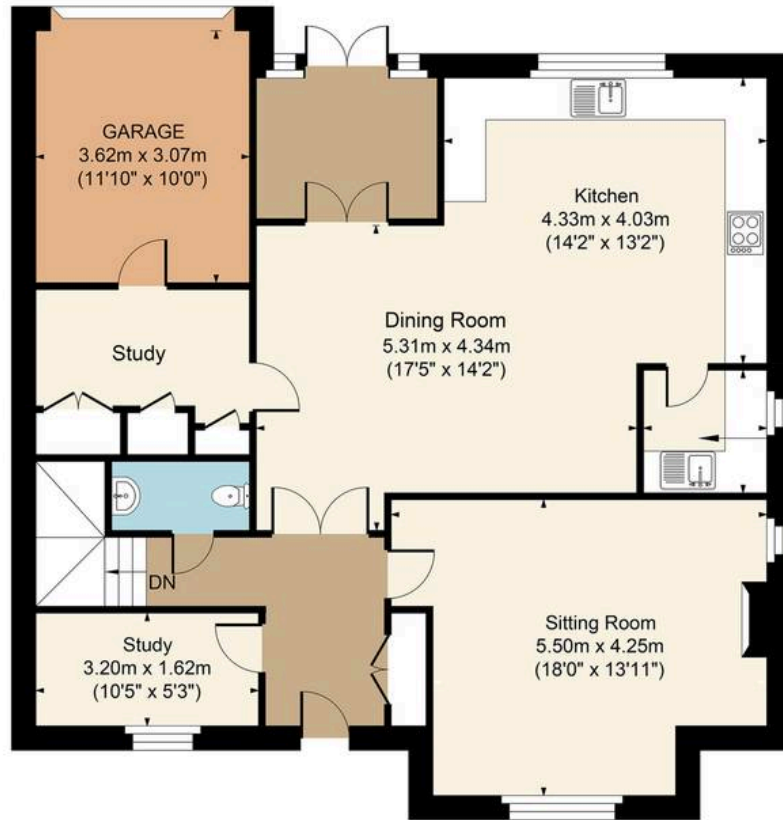




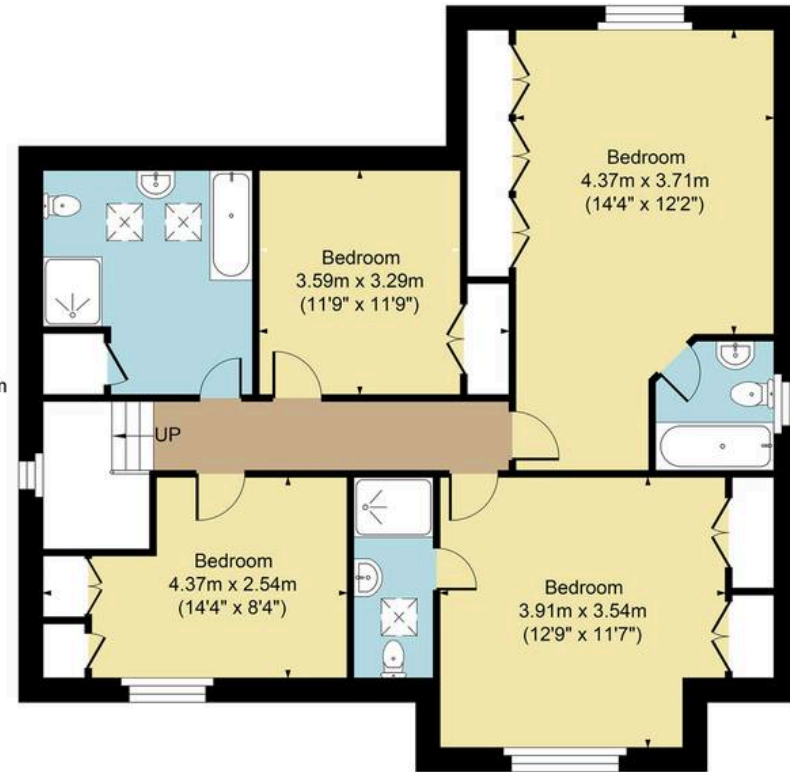
Main House Approx. Gross Internal Area:- 180.73 sq.m. 1945 sq.ft.

Garage Approx. Gross Area:- 11.11 sq.m. 119 sq.ft.

Total Approx. Gross Area:- 191.84 sq.m. 2064 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

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