



HARRISON
Sales &
Lettings
HARDEN

Moore Road, Bourton on the Water



Located just a short stroll from the heart of the picturesque village of Bourton-on-the-Water, this elegant double-fronted Cotswold stone home beautifully combines timeless charm with modern comfort. Offering spacious, versatile accommodation, it presents a rare opportunity for those seeking a substantial family home or a lucrative investment, whether as a Bed & Breakfast (B&B), holiday let, or a multi-generational Home.

Upon entering the house, you are greeted by a generous entrance hall, with high ceilings and original period features. To the left lies a bright and welcoming living room, complete with a bay window and a cosy fireplace, the perfect spot to unwind. Across the hall, the formal dining room impresses with its wood-burning stove and another elegant three-sided bay window.

From here, a door opens into the beautiful garden room, bathed in natural light from its vaulted glass ceiling. This space offers peaceful views over the rear garden and direct access to the outdoors, creating the perfect spot for indoor and outdoor living. Adjoining the garden room is a ground-floor bedroom with en-suite shower room, ideal for guests or single-level living, along with a separate cloakroom/downstairs WC.

The shaker style kitchen enjoys views over the garden and features granite-effect worktops, a premium stainless-steel Italian range oven with matching extractor hood, and a central island with a sink and breakfast bar. A separate utility area provides additional practicality and storage.

Upstairs, the first floor hosts the gallery landing and three generously sized double bedrooms, each with its own en-suite. The principal and third bedroom feature en-suite shower rooms, while the second bedroom benefits from a full en-suite bathroom, ideal for flexible family or guest accommodation.







A significant recent improvement to the property is the **new roof**, installed in April 2025 and accompanied by a **10-year guarantee**, offering peace of mind for future owners.

The beautifully landscaped **south-east facing rear garden** enjoys sunlight throughout the day. A paved terrace offers the perfect setting for outdoor dining and entertaining, while a large lawn surrounded by mature trees and shrubs provides a tranquil retreat. Additional features include a **summer house** and **greenhouse**, enhancing the garden's versatility and appeal.

For parking, there is ample space at the front of the property for several cars. Additionally, there is potential to create a horseshoe driveway, and permission has been granted by the Highways department to drop the curb to create additional access, which would further enhance convenience and accessibility.

There is the potential to purchase the adjoining 2 bedroom cottage with the property, please contact us for more information

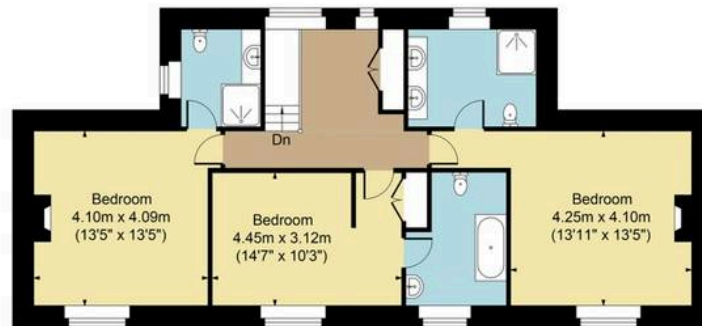
EPC: D

Council Tax Band: G

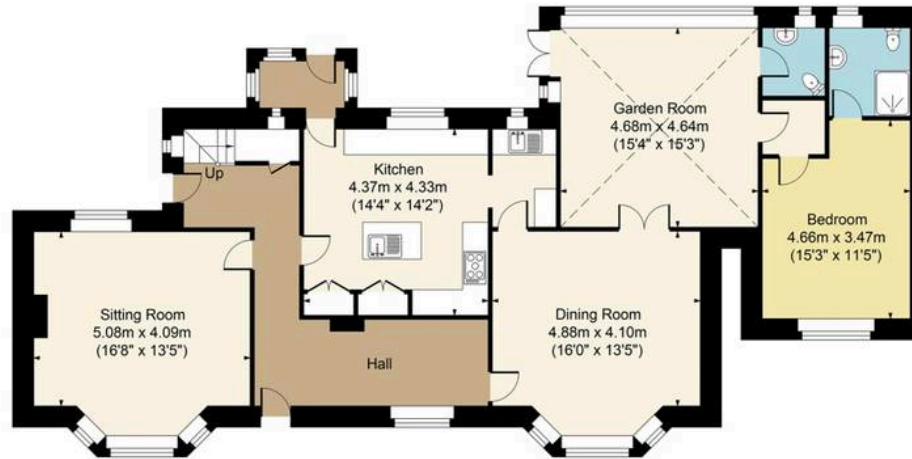
Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

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.

Main House Approx. Gross Internal Area:- 218.25 sq.m. 2349 sq.ft.



First Floor



Ground 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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