

HARRISON
Sales &
Lettings
HARDENSON



Station Road, Bourton-On-The-Water

Offers in Excess of £550,000



NO ONWARD CHAIN. Situated just a short walk from the heart of the picturesque village of Bourton-on-the-Water, this beautifully presented three-bedroom detached home is currently operating as a successful part-time Airbnb, the property would make an ideal family home, holiday home, or investment opportunity.

An enclosed entrance porch with an attractive stained-glass feature welcomes you into the property, leading through to a spacious central sitting room. With its log-burning stove and characterful feel, this room provides a warm and inviting heart to the home. The generous open-plan kitchen and dining room offers excellent space for family life and entertaining, with double patio doors opening directly onto the private courtyard, creating a seamless indoor-outdoor living space. Also on the ground floor is a spacious double bedroom with its own en-suite shower room, providing flexible accommodation as a principal bedroom, guest suite, or home office. Upstairs are two further well-proportioned double bedrooms, both benefiting from built-in storage, together with a family bathroom. One bedroom also features a charming recessed window seat, offering the perfect place to relax and unwind.

Outside, the enclosed courtyard has been designed for easy maintenance while providing an attractive space for outdoor dining and entertaining. The property also benefits from off-road parking for two vehicles.

EPC: E

Council Tax Band: E

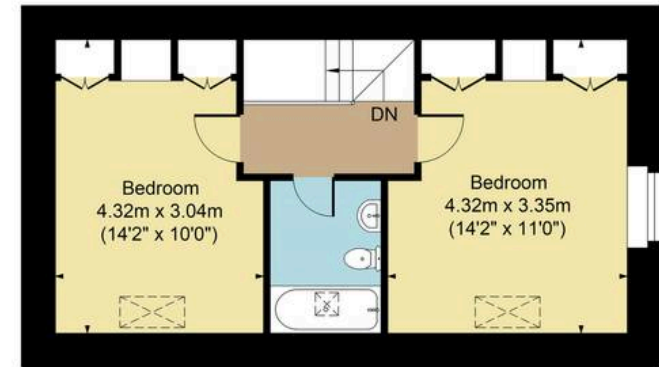
Tenure: Freehold

Occupying an excellent location within walking distance of Bourton-on-the-Water's renowned shops, cafés, restaurants, and riverside walks, this property combines village convenience with flexible living, making it an outstanding opportunity for families, investors, or those seeking a Cotswolds retreat.





Main House Approx. Gross Internal Area:- 105.42 sq.m. 1135 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
www.dmlphotography.co.uk

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

harrisonhardie.co.uk 01451 822977