



The Swallows  
Bourton-on-the-Water  
Gloucestershire

# An exceptional five bedroom detached new home by Montrose Group.



Stow-on-the-Wold 4 miles, Kingham (trains to London Paddington from 90 mins) 8 miles, Burford 14 miles, Cheltenham 17 miles, Oxford 28 miles

(Distances and times approximate)





## Gloucestershire

The Furrows is situated within the historic village of Bourton-on-the-Water which is located within the charming Windrush Valley in the Cotswold area of Outstanding Natural Beauty. The centre of Bourton-on-the-Water is within walking distance from the property and has an extensive range of shops, pubs, restaurants and sporting facilities. Nearby, market towns of Stow-on-the-Wold, Cirencester, Cheltenham and Oxford are all within easy reach. Bourton on the Water benefits from a very good local primary school and the renowned and outstanding Cotswold School. Communications in the area are exceptional. The A429 (The Fosse Way) provides efficient links to the A40 and M40 as well as the M5 at Cheltenham. There are regular train services to London Paddington.

The surrounding open countryside offers many attractive walks and rides along the extensive network of country lanes, bridleways and footpaths.

## Finishes and features

Cotswold stone | "Cotswold Green"/cement grey windows & front door | Underfloor heating - bathrooms, kitchen breakfast room & utility | Central heating w.radiators & thermostatic valves throughout ground/ first/second floor | Natural wood veneer internal doors in oak finish with satin stainless steel furniture | White painted staircase with oak handrail and newel cappings| Porcelain tiles to kitchen breakfast room, utility bathrooms | Timber bi-fold doors and windows.

## Kitchen

Individually designed bespoke painted kitchens from Bower Willis Designs, with silestone worktop | AEG integrated appliances including single oven, combi microwave, dishwasher, tall fridge, tall freezer, wine cooler | Bora induction Hob | Brushed stainless steel taps.

## Bathroom and en- suites

White contemporary Laufen sanitary ware and vanity units with polished chrome Hansgrohe fittings | Demist mirrors | Porcelain tiling to walls & floors | Overhead rainfall shower and hand held | Double sink to master Separate bath & shower to master and family bathroom | Multi-rail chrome towel warmers | WC to feature vanity unit and Laufen sink.





Ground Floor

First Floor

Second Floor

CCImager

Knight Frank  
 Stow-on-the-Wold  
 Brett House  
 Park Street  
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**I would be delighted to tell you more.**

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## Media and Communications

Wiring in place to accept central routers, to be connected to fitted WiFi Boosters throughout the house. Cat 5/6 cabling to Kitchen/Diner, Study, Living room and Master bedroom.

## Electrical and Lighting

LED Low Energy Lighting throughout | Solar charging controller | Electric/Hybrid Vehicle Charging Point in Garage.

## External Detail

Turfed garden area with patio and pathways | External waterproof socket | External water tap.

## Environmental Details

A-rated appliances | Boiler Worcester Bosch | Double glazed windows | High levels of insulation | Solar panels  
 Electric vehicle charging point in garage.

## Services

The property benefits from mains water, gas, drainage and electricity.

## Directions (GL54 2HL)

From Stow-on-the-Wold take the Fosseway (A429) south for approximately 4 miles until you meet a set of traffic lights with a sign post instructing you to turn left to Bourton-on-the-Water. Take the turning left onto Station Road and then first right hand turning into The Furrows. Proceed to the T junction and turn left, continue along the road keeping to the right and The Swallows will be found at the end of the road identified by our For Sale boards.



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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