



## ROSEHIP HOUSE




Great Rissington





## BEAUTIFULLY PRESENTED DETACHED COTSWOLD STONE HOME

Great Rissington is a sought-after village in the Cotswold AONB, offering a pub, primary school (rated Outstanding), and easy access to scenic walks.

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Local Authority: Cotswold District Council

Council Tax band: <G

Tenure: Freehold

Services: Mains water, drainage and electricity, oil-fired central heating, fibre broadband.

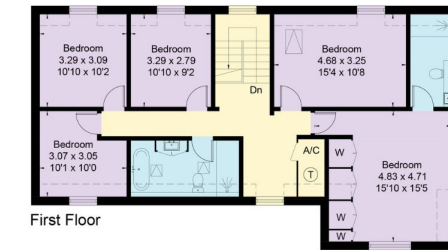
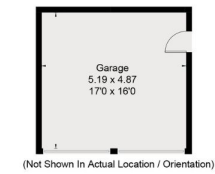
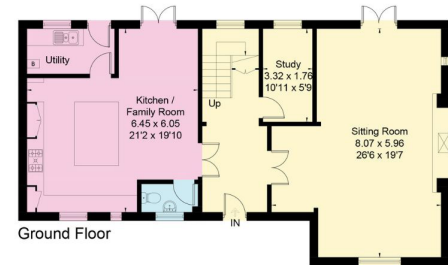
**Guide Price: £1,050,000**



In a quiet, edge-of-village setting, ideal for families or entertaining, it features a spacious sitting room with a wood burner, a well-appointed kitchen/dining room with an island and glazed doors to landscaped terraces, and a home office. Upstairs, there is a main bedroom with en-suite, four further bedrooms, and a large family bathroom with far-reaching views. The property benefits from landscaped gardens, a decked seating area, specimen trees, and a garage with conversion potential (STPP).

Bourton-on-the-Water 3.6 miles, Burford 6.2 miles, Stow-on-the-Wold 6.2 miles, Cheltenham 19 miles, Oxford 26 miles, Kingham Station 7.3 miles (London, Paddington from 75 minutes) All times and distances are approximate.





Approximate Floor Area = 206.1 sq m / 2218 sq ft  
 Garage = 25 sq m / 269 sq ft  
 Outdoor Kitchen = 4.3 sq m / 46 sq ft  
 Total = 235.4 sq m / 2533 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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