

GREAT RISSINGTON, GLOUCESTERSHIRE



STYLISH COTTAGE WITH ANNEXE IN DESIRABLE COTSWOLD VILLAGE

Bourton-on-the-Water 2 miles, Stow-on-the-Wold 5 miles, Burford
8 miles, Kingham (mainline station London/Paddington from 80
minutes) 8 miles, Cirencester 18 miles, Cheltenham 18 miles (all
distances and times are approximate)



3



2



1

EPC

E

Local Authority: Cotswold District Council

Council Tax band: E

Tenure: Freehold



LOCATION

Great Rissington is renowned for its Cotswold architecture, historic church, primary school, cricket club, and public house. It is located near Bourton-on-the-Water and Stow-on-the-Wold with Kingham, home to Daylesford Organic, the Bamford Club and mainline train station to London Paddington (approximately 85 minutes) just eight miles away. For exclusive leisure facilities, Soho Farmhouse is 19 miles away with other leisure facilities located in Cheltenham, Cirencester, Banbury, Oxford, and Stratford-upon-Avon. Locally there are a range of highly regarded private and state schools such as The Cotswold School, Kingham Hill School, as well as the village's thriving primary school. There are an abundance of walks and bridleways, as well as many gardens and historic houses to explore. Golf at Naunton Downs, Chipping Norton, Burford and Broadway, with racing at Stratford and Cheltenham.





A delightful refurbished Grade II listed cottage with wonderful views, in the highly sought-after village of Great Rissington. Believed to date from the late 17th to early 18th Century, the property is full of period character and charm, complemented by tasteful modern upgrades.







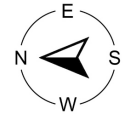
THE PROPERTY

Believed to date from the late 17th to early 18th Century, the property is full of period character and charm, complemented by tasteful modern upgrades. The ground floor comprises a welcoming sitting room featuring a cosy log burner. The beautifully finished kitchen/breakfast room enjoys views over the terrace and garden, offering an ideal space for informal dining. There is also a cloakroom with WC and wash hand basin. On the upper floors are two comfortable double bedrooms and a family bathroom, all presented to an excellent standard. A particular feature of the property is the separate detached annexe, providing additional flexible accommodation ideal for guests, a home office, or independent living. The annexe includes a bedroom/office area and shower room. The gardens are a true highlight, beautifully landscaped, they include a pergola, a summerhouse, and terrace ideal for outdoor entertaining, all taking full advantage of the property's elevated position and extensive views across the surrounding countryside. Off-road parking is provided to the front of the property. Planning permission (Ref: 21/00868/FUL) has been granted for a proposed garden studio to be constructed at the top of the garden, offering an exciting opportunity for further enhancement of the accommodation or creation of an additional workspace.

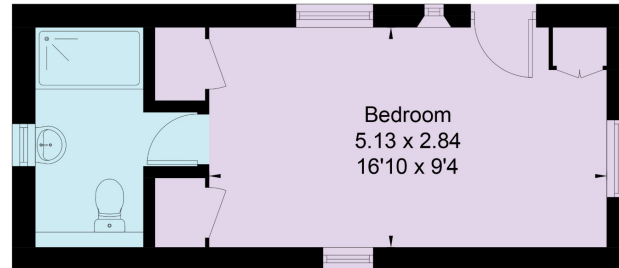




Approximate Floor Area = 95.3 sq m / 1026 sq ft
 Annexe = 21.2 sq m / 228 sq ft
 Total = 116.5 sq m / 1254 sq ft

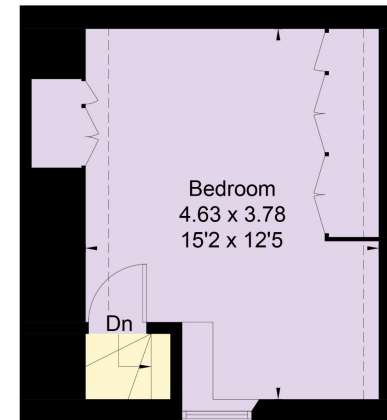


[] = Reduced head height below 1.5m

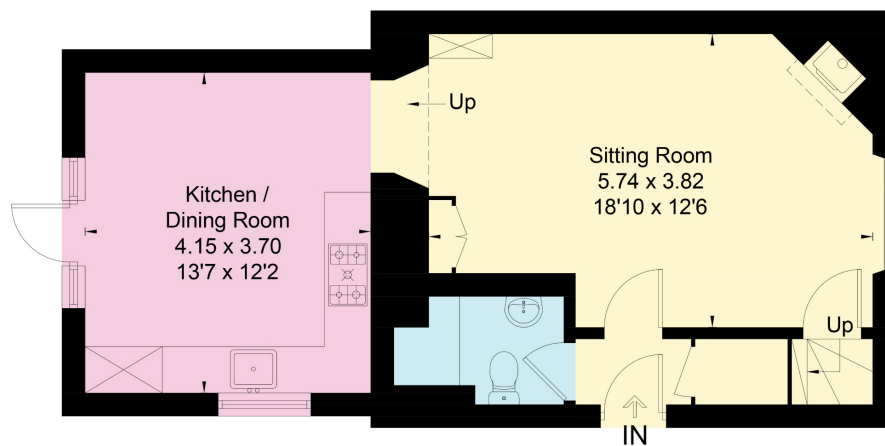


(Not Shown In Actual Location / Orientation)

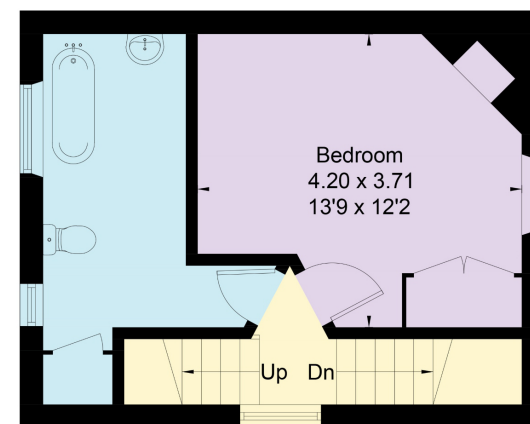
Annexe



Second Floor



Ground Floor



First Floor

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)



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