

ROSEHIP HOUSE

GREAT RISSINGTON, GLOUCESTERSHIRE



Bourton-on-the-Water 3.6 miles, Burford 6.2 miles,
Stow-on-the-Wold 6.2 miles, Cirencester 19 miles,
Cheltenham 19 miles, Oxford 26 miles, Daylesford
Organic 8.5miles, Kingham Station 7.3 miles (London,
Paddington from 75 minutes)
All distances are approximate.

A HANDSOME DETACHED FAMILY HOUSE WITH A LANDSCAPED GARDEN, GARAGING AND PARKING

Ground Floor: Entrance Hall • Sitting Room • Study
Kitchen/Family Room • Utility • Cloakroom

First Floor: Main Bedroom with adjoining Shower Room
Four further Bedrooms • Family Bath/Shower Room

Outside: Private driveway with ample parking for
numerous cars • Separate double Garage • Enclosed rear
lawned Garden • Several sun terraces and a covered area
All set in about 0.16 acres



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SW1A 1NS. T 0207 839 0888 E enquiries@tlo.co.uk
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DESCRIPTION

An excellent detached five bedroomed house, perfect for a family or a couple who like entertaining. There is a well-proportioned sitting room with an eye-catching fireplace with a wood burner and a super kitchen/dining room with glazed doors opening out to the garden terraces.

This house is in a desirable position at the end of the lane, on the edge of the village. This substantial house is of Cotswold stone construction with Cotswold stone quoin detail, with numerous climbing roses to the front aspect. From the house there are beautiful views over the village to the hills in the distance. There is also easy access to the wonderful network of footpaths and bridleways in the village which lead to the neighbouring villages.

There is a generous entrance hall with an attractive stone tiled floor running through to the kitchen and part glazed doors into the main reception rooms. The heart of the house is the generous fully fitted kitchen, which has an impressive island with a breakfast bar. There are extensive worktops, a range cooker, induction hob, a large fridge freezer, a wine fridge and a dishwasher. There is a pretty outlook over the front garden and the driveway. The dining area can accommodate a substantial farmhouse table.

The utility has a central heating boiler, a sink, a washing machine and tumble drier. There is a stable styled back door to the gardens. The study is ideal for working from home.

There is a spacious and light landing with views to the hills. The main bedroom has a view to the church, a range of wardrobes and an adjoining shower room, there are four further bedrooms and a large bath/shower room.

The front garden is laid to lawn with a low Cotswold stone wall, gravelled paths run around both sides of the house and to the garage. The garage has power and light with potential to be developed, subject to planning permissions.

The rear garden has been landscaped by the current owners and raised borders have been planted with pretty lavenders and climbing roses.



Specimen trees include a magnolia and a weeping cherry tree. A covered area with wooden decking is in prime position for family barbeques and sitting in the sunshine. A pedestrian gate leads out to the village. A useful wooden shed behind the garage. The covered area to the side of the property houses the oil tank and bin store.

SITUATION & AMENITIES

Great Rissington is a sought-after village located in the Cotswold Area of Outstanding Natural Beauty on the Northern side of the Windrush Valley and is within the Cotswold Conservation Area. With a 12th Century Parish Church, 17th Century Manor House and a variety of mostly traditional Cotswold stone properties, the village has a well-regarded primary school, OFSTEAD Outstanding and a popular traditional pub. It is a thriving community with a village hall and a cricket club. Everyday facilities including shopping, a number of supermarkets, banking and doctor's surgeries are available a short drive away in Bourton-on-the-Water, Stow-on-the-Wold and Burford. More extensive shopping, leisure and cultural amenities can be found in Cheltenham, Cirencester and Oxford.

Secondary schooling in the area is excellent, with The Cotswold School at Bourton on the Water being rated Outstanding by Ofsted. Several private schools within easy reach and other excellent educational facilities can be found in Cheltenham and Oxford. There are theatres in Cheltenham, Oxford, Chipping Norton and Stratford-upon-Avon.

Sporting facilities in the area include a Leisure Centre in Bourton on the Water; Racing at Cheltenham, Newbury and Stratford upon Avon; Polo at Cirencester Park. Golf courses can be found at Naunton Downs, Wyckwood, Burford and Cirencester.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Fibre broadband is connected. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX.
T: 01285 623000 W: cotswold.gov.uk

Council Tax: Band G EPC: D (Band 61)

VIEWINGS


Please telephone the Butler Sherborn Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888.
E stow@butlersherborn.co.uk

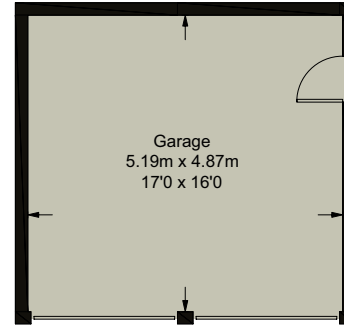
DIRECTIONS (POSTCODE GL54 2FN)

From Stow-on-the-Wold take the A424 towards Burford. After approximately 2 miles turn right towards Little Rissington & The Barringtons. At the Junction turn left and immediately right. Follow the road for approximately 1.8 miles and turn right to Great Rissington. Once in the village, pass the village school on the left, continue down the village, towards the church, bear left into Cotswold Mews, take the turn on the left and the property will be found on the right.

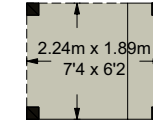
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 = Reduced headroom below 1.5m / 5'0

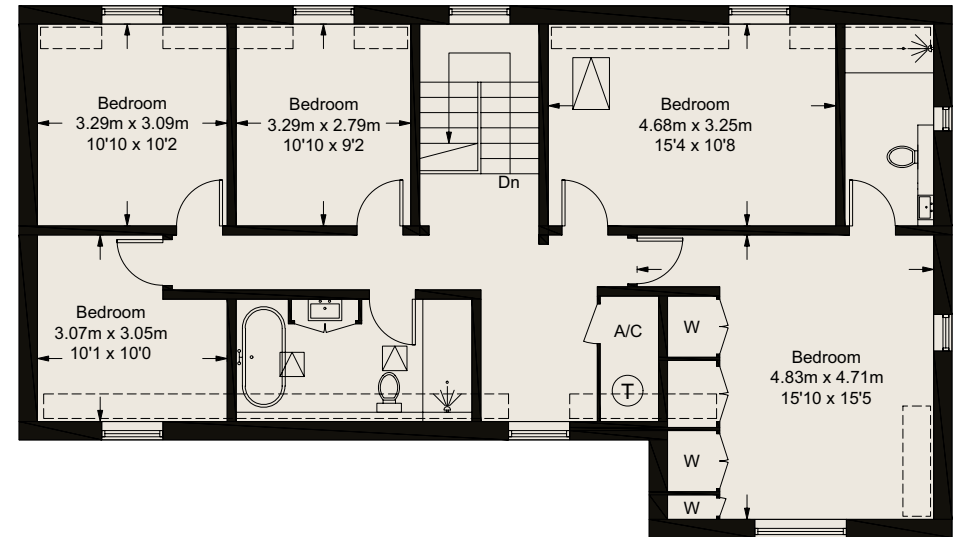
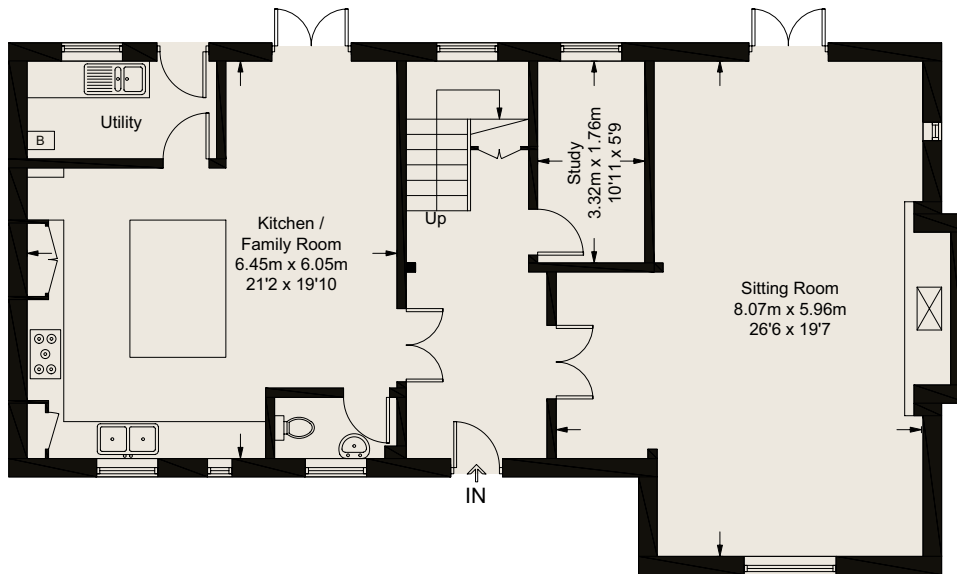


(Not Shown In Actual Location / Orientation)



Outdoor Kitchen

(Not Shown In Actual Location / Orientation)



Ground Floor
103.9 sq m / 1118 sq ft

First Floor
102.2 sq m / 1100 sq ft

Approximate Gross Internal Area = 206.1 sq m / 2218 sq ft
 Garage = 25.0 sq m / 269 sq ft
 Outdoor Kitchen = 4.3 sq m / 46 sq ft
 Total = 235.4 sq m / 2533 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1075801)



DISCLAIMER 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: April 2024. Particulars written: April 2024. Brochure by wordperfectprint.com

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