

GARDEN COTTAGE

31 GREAT RISSINGTON, GLOUCESTERSHIRE



Bourton-on-the-Water 3 miles, Stow-on-the-Wold 5 miles, Burford 6 miles, Kingham main line station to Paddington/London 8 miles (all mileages approximate).

A traditional 3 bedroom Cotswold stone cottage with a generous garden and an excellent view over the surrounding countryside

Ground Floor: Sitting/Dining Room with wood burner
Kitchen/Breakfast Room

First Floor: 3 Double Bedrooms • Family Bathroom

Outside: Terrace and lawned Garden • Stone Outbuilding • Far reaching view • All set in approximately 0.13 Acre

Planning Permission to extend to rear



Stow-on-the-Wold Office

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DESCRIPTION

This handsome Cotswold stone cottage is thought to date back roughly 200 years and is believed to have been the old bake house which supplied the village church. It is not Listed. Garden Cottage is well-presented and also has great potential to offer more living space, this could include using the attic space and extending to the rear of the cottage. Planning permission for a single storey extension to the rear has been granted, reference 22/00923/FUL.

There are some lovely original features including a Cotswold stone fireplace, flagstone flooring, exposed beams and some window seating in the sitting room area and a wrought iron feature fireplace in the main bedroom.

The front aspect is south-facing making the double reception room light and bright. The kitchen has been updated with an over-sized stable styled door with a large window leads out the garden terrace. The family bathroom is well appointed, and the windows are double glazed.



A small stone outhouse is a very useful store and the remains of an old Piggery is located on the far boundary, which could be converted into a more useful building or a traditional stone based green house. Any changes to this property may require planning permission from the local council.

Access to the rear garden is through the pedestrian gates to the side. This path is shared with the neighbouring cottage. The enclosed rear garden has a large, gravel terrace which makes it ideal for outdoor entertaining, a lawn interspersed with a few apple trees and raised vegetable beds, all perfect for a family with pets.

The village of Great Rissington is a delightful Cotswold village set on the northern side of the Windrush Valley in the heart of an Area of Outstanding Natural Beauty and Conservation Area.

The village has a fine parish church and a thriving primary school, a village hall with a pro-active community holding events and a good local public house.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Sky Broadband. Telephone (subject to BT regulations). (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 particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

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 quasia 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.
Tel 01285 623000 / www.cotswold.gov.uk

COUNCIL TAX Band C

VIEWINGS

Please telephone Butler Sherborn: Stow-on-the- Wold Office T 01451 830731 or The London Office T 0207 839 0888.
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DIRECTIONS (GL54 2LN)


From Stow-on-the-Wold take the A424 towards Burford. Turn right at the Rissington/Bourton on the Water junction. Pass by Upper Rissington village into open countryside. Take the right turn to Great Rissington, take the left lane (passing the school on the left), go downhill. Garden Cottage is on the right handside before the right turn to Rectory Lane and the red post box.

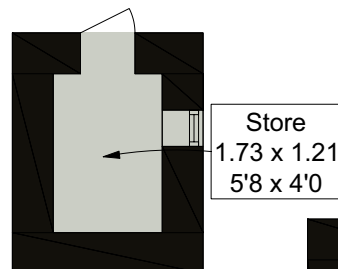
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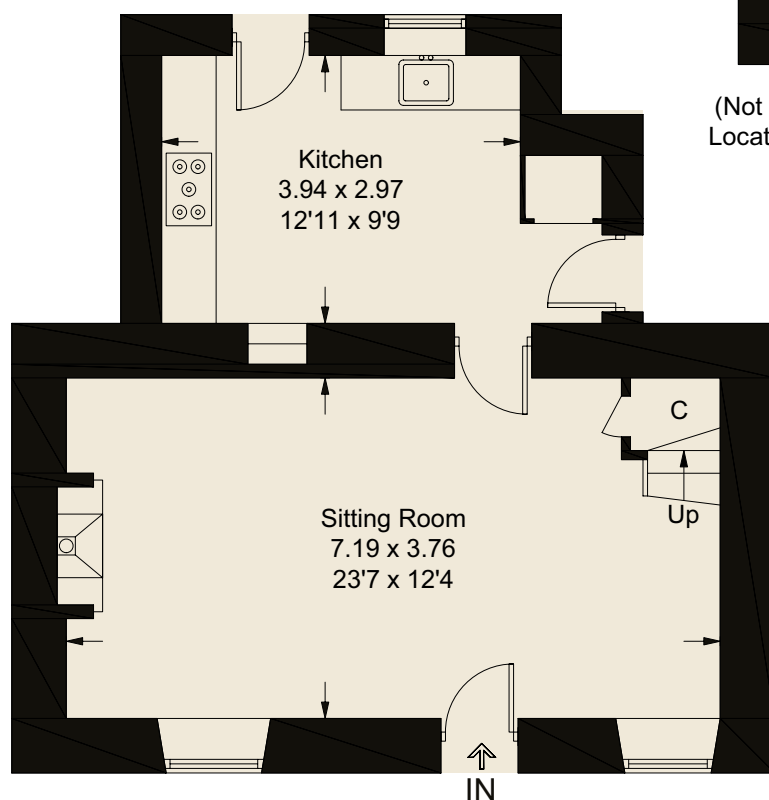


Approximate Gross Internal Area = 87.9 sq m / 946 sq ft
Store = 2.1 sq m / 23 sq ft
Total = 90 sq m / 969 sq ft

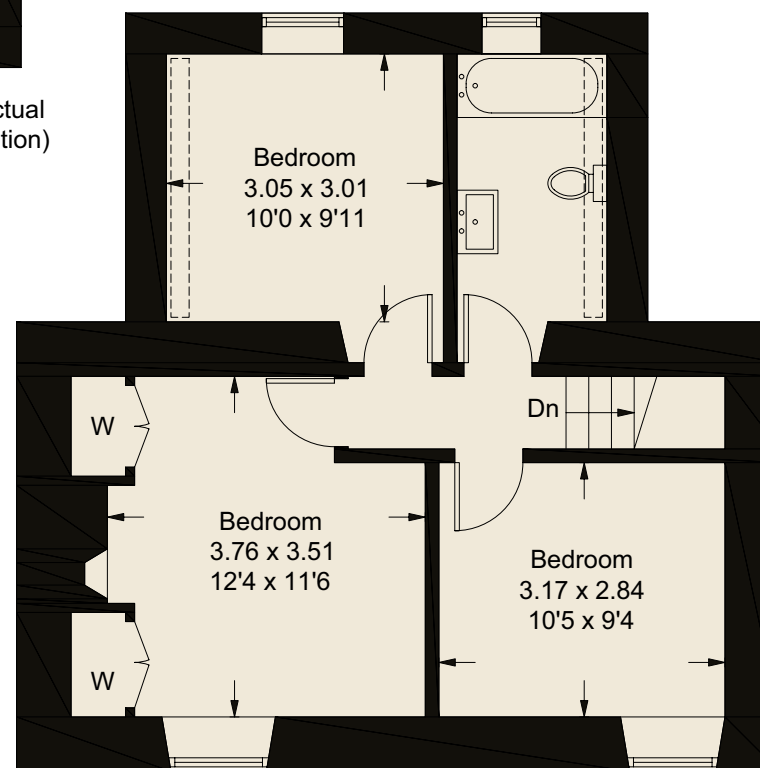
 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1142389)



Pubs

The Lamb Inn, Great Rissington 0.3 miles
 The Fox, Little Barrington 3.3 miles
 The Feathered Nest, Church Westcote
 4.3 miles



Schools

Great Rissington Primary School 0.2 miles
 Stow on the Wold Primary School 6.5 miles
 Cotswold Academy Bourton on the Water
 3.9 miles
 Burford Primary and Secondary School
 7.1 miles



Train stations

Kingham Station 7.5 miles



Membership Clubs

Daylesford Organic/Bamford 10.6 miles

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