



2 Squirrel Close, Upper Rissington

Guide Price £735,000



A spacious five-bedroom house in the sought-after Upper Rissington is now available for sale.

This well loved house offers well planned family accommodation throughout including living room with views over a small green with mature trees, study/snug, open-plan kitchen/dining room with limestone flooring and French doors to the garden, utility and storage room and downstairs cloakroom.

On the first floor there are five good sized bedrooms surrounding a gallery style landing, two en-suite shower rooms, and there is a family bathroom centrally situated for the other bedrooms. The loft is accessible via the landing, and is part boarded with a built-in ladder and pending planning permissions could be converted to offer more accommodation.

Outside there is a generous South facing garden laid predominantly to lawn and via the back gate there is a detached double garage and off-street parking for up to four cars.

EPC Rating: B

Council Tax Band: F

Tenure: Freehold

Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys and offers easy access to the A424 Stow on the Wold/Burford road as well as Bourton on the Water. Upper Rissington has a fantastic new shop, pharmacy, gym and cafe as well as a brand new village hall. There is also the OUTSTANDING Rissington Primary School. Further facilities and schools can be found in both Bourton on the Water, Stow on the Wold and Burford. A bus service links the village to the local schools at Bourton on the Water, as well as wider destinations.



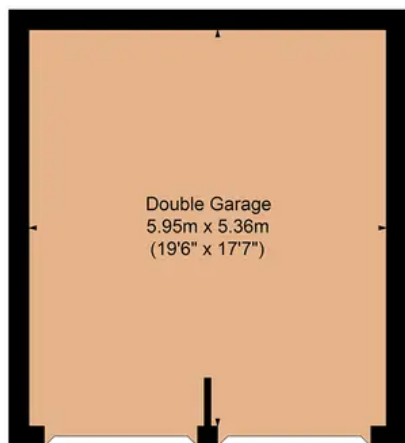


2 Squirrel Close, Upper Rissington GL54 2RD

Main House Approx. Gross Internal Area:- 154.06 sq.m. 1658 sq.ft.

Garage Approx. Gross Area:- 31.89 sq.m. 343 sq.ft.

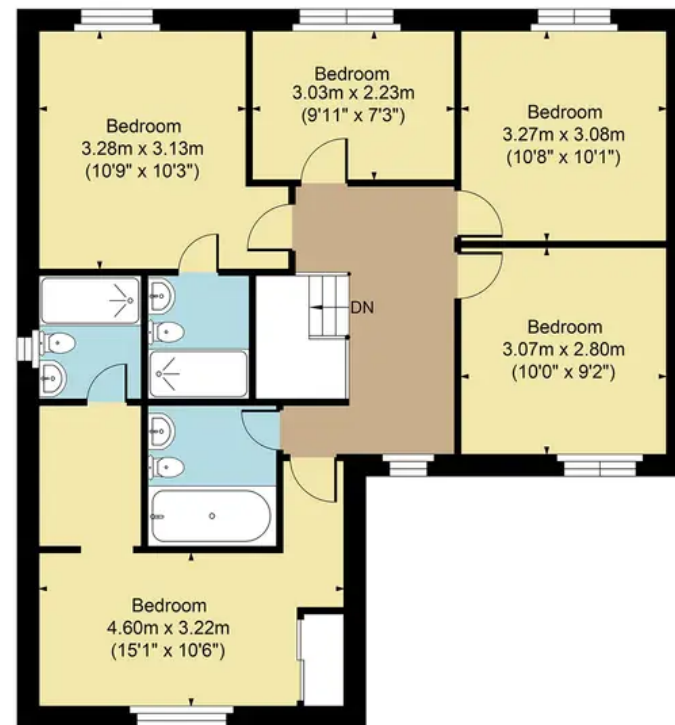
Total Approx. Gross Area:- 185.95 sq.m. 2001 sq.ft.



Outbuildings



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

www.dmlphotography.co.uk

Harrison Hardie

High Street, Bourton-on-the-Water, GL54 2AN

01451 822977 harrisonhardie.co.uk