



HARRISON
Sales &
Lettings
HARDEN

Little Rissington



Nestled in a picturesque village setting, this character cottage is likely very close to most people's idea of idyllic country living. Enjoying remarkable unspoilt views of the surrounding countryside, this charming property offers a tranquil retreat while still being conveniently close to local amenities. The south-facing aspect fills the interior spaces with natural light, creating a warm and inviting atmosphere.

On the ground floor is a smartly appointed kitchen leading to a generous living room. Over two further floors there are four bedrooms and a family bathroom. Unusually for a property of this age and nature, there is a wealth of storage on each floor, so the accommodation flows nicely. The outside space of this property is designed for relaxation and enjoyment. The carefully landscaped grounds offer a sense of seclusion, providing a great space for outdoor activities and gatherings. There are two lawned areas, various patio space with further potential, and two off-street parking areas.

In all we think this is a superb cottage, which particularly may lend itself to holiday let investors or those seeking a pied a terre.

EPC: F

Council Tax Band: E

Tenure: Freehold


Little Rissington lies approximately two miles east of Bourton on the Water and enjoys an elevated position, with local shop at Upper Rissington, and village pub at Great Rissington. Further facilities and shopping are offered at nearby Bourton on the Water, as well as Stow on the Wold, and the A40 lies approximately 5 miles away, giving access to routes both east and west, as well as, subsequently, to the north and south.





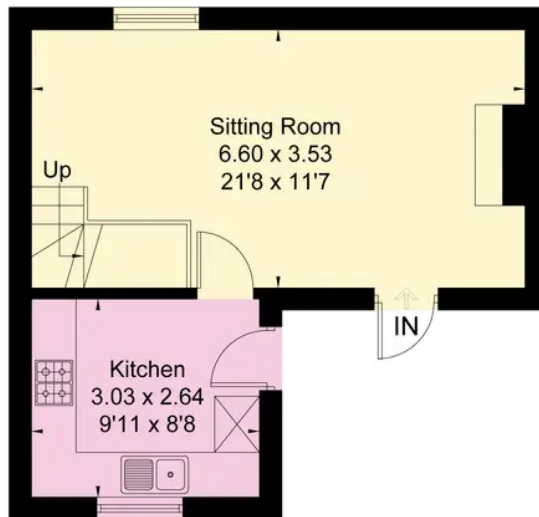
Approximate Area = 94.5 sq m / 1,017 sq ft
(Excluding Shed)
Including Limited Use Area (10.7 sq m / 115 sq ft)



 = Reduced head height below 1.5m



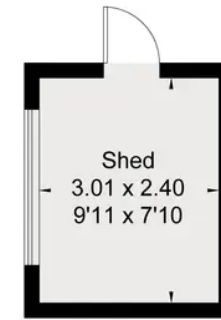
Second Floor



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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