



Beechcraft Road, Upper Rissington





A family home of particular charm and size with a particularity pleasing external aesthetic and symmetry. Arranged over three floors, the accommodation is such that there is a sense of privacy and separation if required, whilst also great family space in which to come together.

On the ground floor, either side of the central stairwell, is a well appointed kitchen/breakfast room and living room. Both have front and rear aspects and direct access to the rear garden. On the first floor there is a suite that is ideal for guests or an older child, plus family bathroom and two other double bedrooms of equal size. On the second floor is a generous master suite which enjoys more width than the other rooms and a large further bedroom which is of particular note being the full depth of the house. The garden is a particular feature of the property having been meticulously designed in three sections. Great for entertaining, this is a super outside space, that could be returned to lawn in one or two sections if preferred.

Externally there is an attached garage which has a depth equivalent to one and a half standard garages. In all, this is a generous family home that offers considerable flexibility owing to its design.

EPC: 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. A bus service links the village to the local schools at Bourton on the Water, as well as wider destinations.









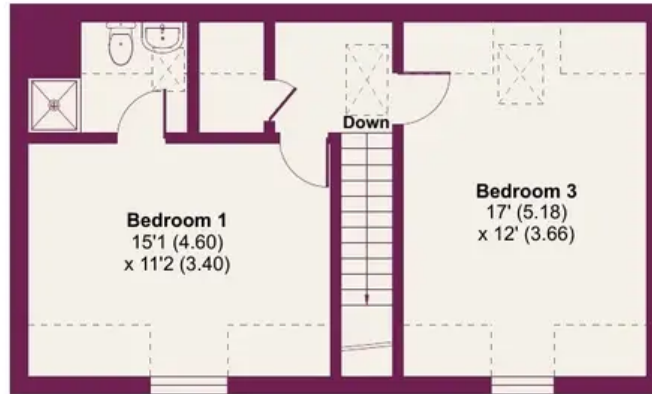
# Beechcraft Road, Upper Rissington, Cheltenham, GL54

Approximate Area = 1652 sq ft / 153.4 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

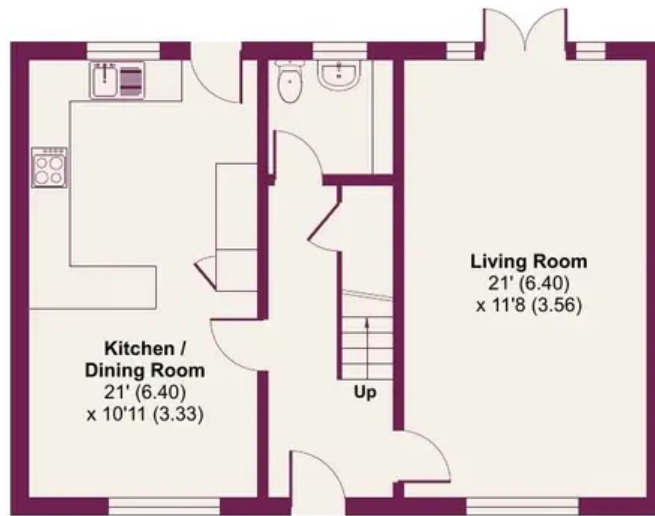
Total = 1750 sq ft / 162.5 sq m

For identification only - Not to scale

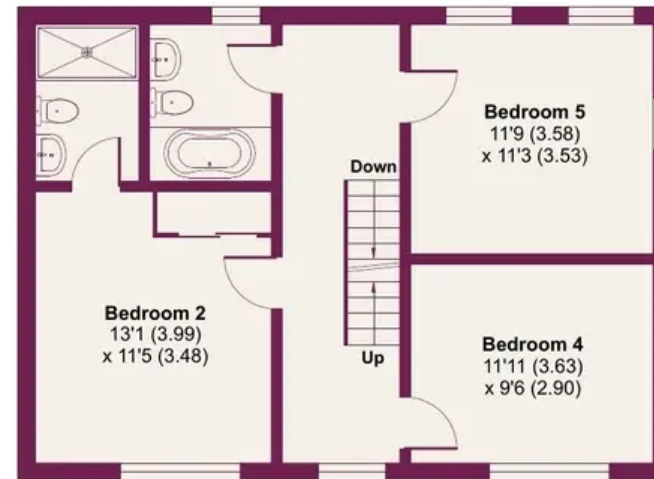


Denotes restricted head height

SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Harrison Hardie. REF: 1105295



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