



THE HARRIS  
Sales &  
Lettings  
ARDENSON

Hawker Square, Upper Rissington





This well-presented three-bedroom mid- terraced house is located in the desirable village of Upper Rissington, offering scenic views overlooking the green.

The property is thoughtfully laid out, starting with a welcoming entrance hall that opens into a spacious sitting room. This room is a highlight of the home, featuring a cozy wood-burning stove and double doors that provide access to the back garden, while large front windows allow natural light to flood the space. The kitchen/breakfast room is generously sized, equipped with a range of wall and base units, providing ample storage and workspace. Adjacent to the kitchen, there is a utility room with a toilet.

Upstairs, you will find three comfortable bedrooms with built-in storage, alongside a family bathroom and a separate WC, offering flexibility for family living. The property benefits from gas-fired central heating, and double glazing.

Externally, the property boasts an enclosed front and rear garden, which features both a patio area for outdoor dining and a lawn. Ample first-come, first-served parking is available, ensuring convenience for residents and guests alike.

EPC : E

Council Tax Band: C

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 shop, pharmacy, gym and cafe as well as a village hall where many classes and events take place throughout the year. There is also the OUTSTANDING Rissington Primary School.

What3Words: flitting.hexes.tower





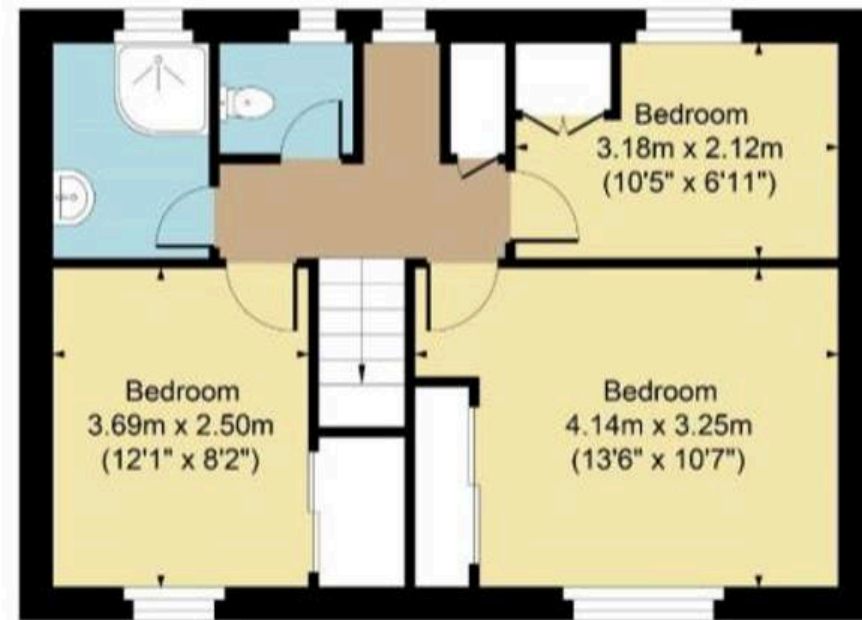




Main House Approx. Gross Internal Area:- 86.58 sq.m. 932 sq.ft.  
Total Approx. Gross Area:- 86.58 sq.m. 932 sq.ft.



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