



Sparrows Way, Upper Rissington



This beautifully presented five-bedroom detached home is tucked away at the end of a quiet cul-de-sac within the catchment area of The Cotswold School and The Rissington Primary School, which is also within easy walking distance, making this an ideal choice for families.

The canopy-covered entrance opens into a welcoming hallway with a convenient downstairs WC. To the right, the spacious living room features a charming log burner and flows seamlessly into a versatile second reception room, complete with double patio doors leading to the mature, landscaped rear garden.

Straight through the hallway, the open-plan kitchen and dining area comfortably accommodates a six-seater dining table. The stylish shaker-style kitchen offers ample storage and leads to a separate utility room. Another set of double patio doors opens onto the patio area of the rear garden, ideal for outdoor dining and entertaining. There are also double doors from the second reception room into the dining area, creating a large open plan space perfect for family living.

Upstairs, the generous landing provides access to five well-proportioned bedrooms, four doubles and one single. Two of the double bedrooms benefit from modern en-suite shower rooms, while the remaining three share a well-appointed family bathroom.

The rear garden has matured beautifully over time, offering a private and tranquil outdoor retreat. Additional highlights include a double garage and ample off-road parking for at least two cars.

EPC: B

Council Tax Band: F

Tenure: Freehold

What3Words: [fizzy.column.sweated](https://www.what3words.com/fizzy.column.sweated)



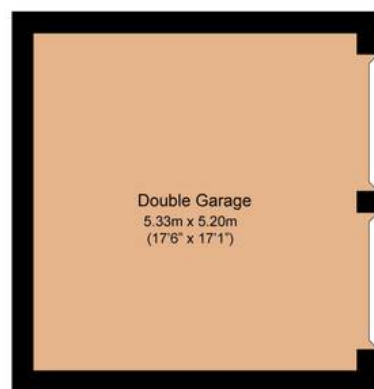


Sparrow Way, Upper Rissington, GL54 2QP

Main House Approx. Gross Internal Area:- 164 sq.m 1765 sq.ft

Garage Approx. Gross Area:- 28 sq.m 301 sq.ft

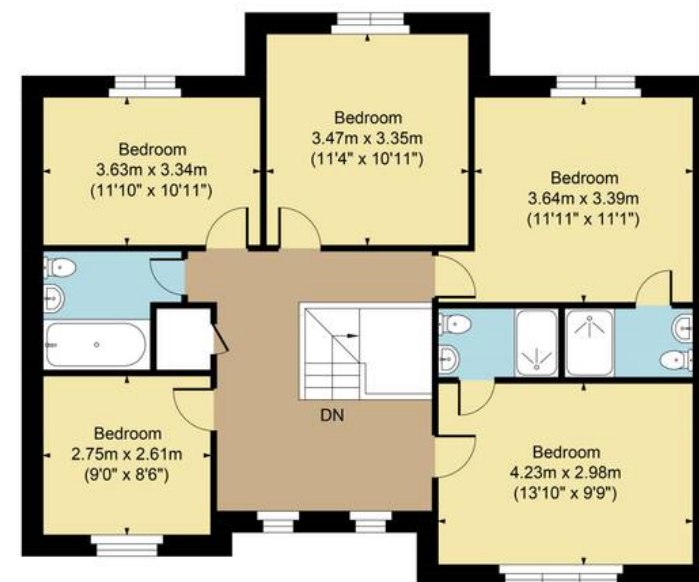
Total Approx. Gross Area: 192 sq.m 2066 sq.ft



Garage



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

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