



HARRISON
Sales &
Lettings
HARDEN

Great Rissington



NO ONWARD CHAIN

This four bedroom, semi-detached cottage located in the sought after village of Great Rissington, offers versatile accommodation and is in need of modernisation.

Through the front door, there is a hallway which provides access to a spacious living/dining room off to the right, featuring a fireplace and log burner. Off the hallway to the left, there is an additional reception room, which can be used as a fourth bedroom, providing versatile accommodation, and at the end of the hallway, the flight of stair to the first floor. Through the living room, there is a kitchen, a well-sized utility room, and a conservatory, which leads through to the rear of the property and the garden that wraps around the side of the house. Off of the conservatory there is a downstairs WC.

Upstairs, off the landing, there are three bedrooms, two doubles and a single, and the family bathroom.

The property is situated on approximately 0.21 acres of land, with a mature garden and outbuildings, and benefits further from a garage and ample off road parking.

EPC: F

Council Tax Band: E

Tenure: Freehold

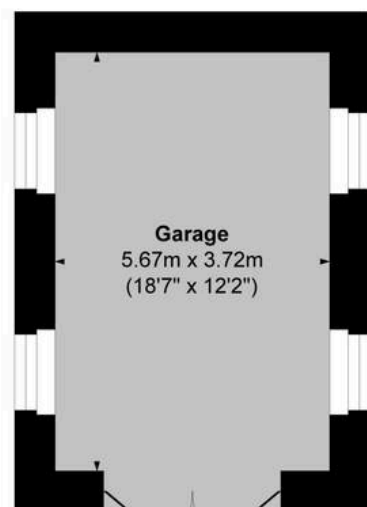
What3Words: mistress.sleepless.practical

Great Rissington is generally regarded as one of the more sought after Cotswold hill villages, enjoying an elevated position overlooking the Windrush Valley. The village offers a charming and enduringly popular primary school, a church, village pub and a cricket club, where there is a team in the local league and teams for children too. Further facilities and shopping are offered at nearby Bourton on the Water, as well as Stow on the Wold.





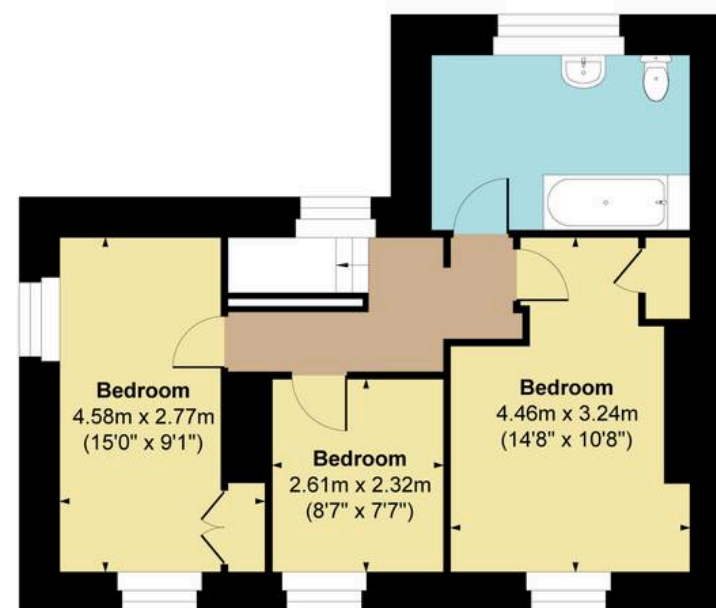
Main House Approx. Gross Internal Area :- 111.93 sq.m. 1205 sq.ft.
 Garage Approx. Gross Internal Area :- 21.09 sq.m. 227 sq.ft.
 Total Approx. Gross Internal Area :- 133.02 sq.m. 1432 sq.ft.



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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