



20A Sandy Lane Court, Upper Rissington, Cheltenham, Gloucestershire, GL54 2NF

Offers in the region of £360,000

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Farr & Farr Sales Lettings 

**20A Sandy Lane Court, Upper
Rissington, Cheltenham,
Gloucestershire, GL54 2NF**

**Offers in the region of
£360,000**

**ONE OF FOUR NEWLY BUILT SEMI DETACHED
HOUSES ON THE EDGE OF THIS VERY
POPULAR VILLAGE**

Upper Rissington is a popular village situated just 4 miles to the South of the beautiful market town of Stow On the Wold, 3 miles to the East of the village of Bourton on the Water and a 25 minute drive from Cheltenham. Within the village is good local shopping and an excellent school, all surrounded by some of the most beautiful countryside in England. All four have been beautifully built in a cottage style and are surprisingly spacious and comprehensively fitted with luxury bathrooms including both showers and baths, a comprehensively fitted kitchen, good utility room and cloakroom. To the exterior there are attractive enclosed gardens and ample parking.

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UPVC double glazed front door to:-

ENTRANCE HALL

Alarm controls. Arch to:-

OPEN PLAN LIVING/DINING/KITCHEN 27' 7" x 13' 9" (8.40m x 4.19m)

Living area with high-quality flooring. Double radiator. Fireplace with tiled lining (open). TV point. Inset ceiling spotlights. Staircase to landing. Opening to:- Kitchen/Dining area, beautifully fitted with inset sink set to Quartz worktops with mixer taps, cupboards and drawers below. Wall and base units. Built-in Bosch glass and stainless steel fronted oven with four ring gas hob and extractor hood. Built in dishwasher and fridge/freezer. Double radiator. Inset ceiling spotlights. Deep understairs store cupboard with automatic light. Door to:-

UTILITY ROOM 8' 6" x 6' 3" (2.59m x 1.90m)

Inset single drainer sink unit with mixer taps set into worktops with cupboards below. Space and plumbing for washing machine. Part tiled wall. High-quality flooring. Radiator. Cupboard housing ideal gas fired central heating boiler. Inset ceiling spotlights. UPVC double glazed door to garden.

CLOAKROOM

Of a good size with wash hand basin. Tiled splashback with mirror. Low level WC with concealed cistern. High-quality flooring. Radiator. Inset ceiling spotlights and extractor fan.

FIRST FLOOR

LANDING

Inset ceiling spotlights.

BEDROOM 1 13' 1" x 13' 9" (3.98m x 4.19m)

(+ deep wardrobe recess). Double radiator. Built-in bedside lighting.

BEDROOM 2 14' 2" x 9' 6" (4.31m x 2.89m)

Radiator. Access to loft.

BATHROOM 10' 2" x 6' 5" (3.10m x 1.95m)

Again of a very good size. Double ended panelled bath with central mixer taps. Fully tiled splashback and recessed display shelving. Low-level WC with concealed cistern. Vanity unit with wash hand basin and cupboards below. Large double shower cubicle with double headed shower controls and fully tiled splashback with glazed sliding screen. High-quality tiled floor and matching fully tiled walls. Vertical heated radiator. Wall light point. Extractor fan and inset ceiling spotlights.

EXTERIOR

Front gardens with parking space and wrought iron fence divide to wide stone path with gravel detail.

Rear gardens with full width stone paved terrace leading to lawns. All enclosed by high close boarded fencing with pedestrian gates to the side.

AGENTS NOTE

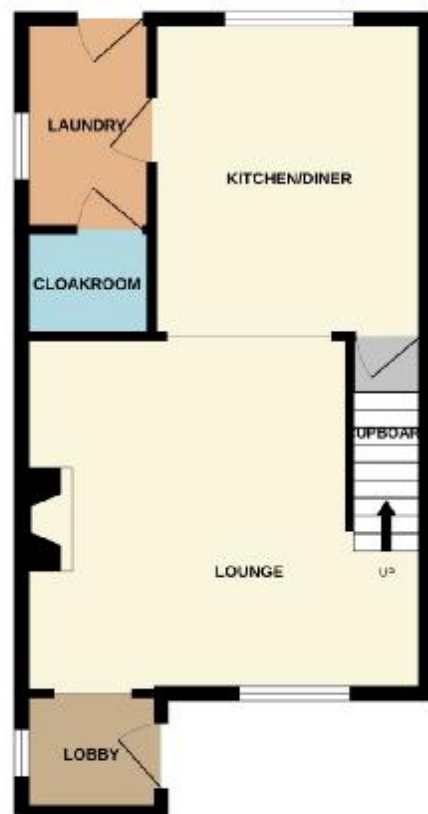
EPC: C-77

COUNCIL TAX: TBC





GROUND FLOOR



1ST FLOOR



All dimensions have been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, stairs etc. are approximate and no responsibility is taken for error in, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only, prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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