



21A Sandy Lane Court, Upper Rissington, Cheltenham, Gloucestershire, GL54 2NF

£325,000

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**Farr & Farr** Sales Lettings 

21A Sandy Lane Court, Upper  
Rissington, Cheltenham,  
Gloucestershire, GL54 2NF

**£325,000**

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, 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, and cloakroom. To the exterior there are attractive enclosed gardens and ample parking.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**LOUNGE 15' 1" x 15' 5" (4.6m x 4.7m)**

High-quality flooring. Double radiator. Fireplace with tiled lining (open). TV point. Inset ceiling spotlights. Single radiator. Double glazed window to front & side aspect. Staircase to landing.

**KITCHEN/DINING 16' 5" x 10' 10" (5.0m x 3.3m)**

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 washer/dryer. Built in dishwasher and fridge/freezer. Double radiator. Inset ceiling spotlights. Deep understairs store cupboard with automatic light. Door to:-

**CLOAKROOM**

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 17' 9" x 11' 10" (5.4m x 3.6m)**

(+ deep wardrobe recess). Double radiator. Double glazed window. Built-in bedside lighting. Access to the loft.

**BEDROOM 2 17' 5" x 10' 6" (5.3m x 3.2m)**

Double glazed window. Double Radiator.

**BATHROOM**

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 screen. High-quality tiled floor and matching fully tiled walls. Vertical heated radiator. Wall light point. Extractor fan and inset ceiling spotlights.

**GARDEN**

Rear gardens with full width stone paved terrace leading to lawns. All enclosed by high close boarded fencing with pedestrian gates to the side. To the front of the property, wrought iron fence divide with wide stone path to front door. Allocated parking for two cars.

**AGENT NOTE**

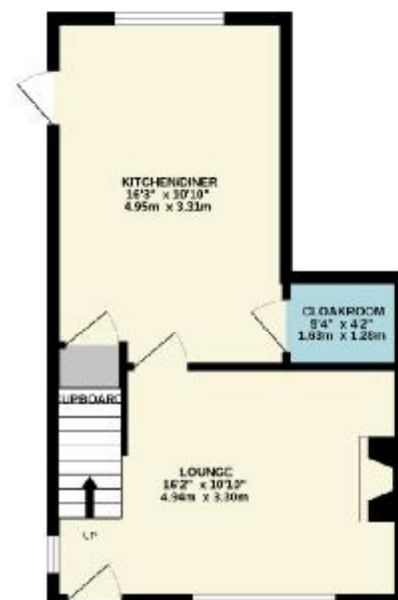
EPC: C-78

COUNCIL TAX: TBC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



GROUND FLOOR



1ST FLOOR



We are using standard furniture sizes to ensure the best use of the floor plan. We do not warrant the accuracy of the measurements or the suitability of the furniture for the property. The furniture is shown for illustrative purposes only and should not be used as a guide for the actual furniture to be used. The furniture is shown for illustrative purposes only and should not be used as a guide for the actual furniture to be used. The furniture is shown for illustrative purposes only and should not be used as a guide for the actual furniture to be used.

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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