



15 Hurricane Close  
Upper Rissington | Gloucestershire | GL54 2SD



# STEP INSIDE

## 15 Hurricane Close

This contemporary detached three bedroom family home is a striking example of modern Cotswold architecture, located in a prestigious development in the heart of the Cotswolds in an area of outstanding natural beauty.

Seamlessly blending traditional stonework with contemporary design elements. The house features an elegant façade of honey-coloured Cotswold stone, complemented by a sleek, dark cladding that adds a modern twist to its traditional charm. Large, thoughtfully positioned windows flood the interior with natural light, enhancing the airy and spacious feel of the property. The front of the house is framed by a beautifully landscaped garden, with a neatly paved driveway offering ample parking space. This property epitomises stylish, modern living in a quintessentially British rural setting. This property is not just a house, it's a home where memories are made. Don't miss the opportunity to make it yours.

### Ground Floor

The front door leads into a distinctive reception hall featuring a cloakroom and ample storage. Double doors open into an extensive, open-plan kitchen/diner/sitting room area. This stunning space is exceptionally light and airy, with bi-folding doors that seamlessly connects the indoors to the garden.

This exquisite open-plan kitchen, blends modern elegance with functional design, perfectly suited for the discerning homeowner. The pristine white cabinetry, accented by sleek, integrated appliances, exudes a sense of sophistication and cleanliness. Ample natural light floods the space through the large dining/sitting area all with shuttered windows, enhancing the airy and bright ambiance.

The flooring features a beautiful herringbone pattern in light wood tones, evoking a sense of timeless elegance, and blending functionality with tasteful design. The overall effect is one of effortless sophistication, combining classic country charm with fine, modern aesthetics.















## SELLER INSIGHT

“ Living at 15 Hurricane Close has been an oasis of tranquillity as it is nestled in the picturesque hills of the Cotswolds. What initially drew us to this home was its perfect blend of natural beauty and exclusivity. From the picture window in the main bedroom, the rolling hills stretch out in a serene panorama, offering a daily escape into nature’s beauty. The development itself is private and exclusive, ensuring a sense of security and peacefulness. Plus, its proximity to charming villages like Bourton-on-the-Water and Stow-on-the-Wold makes it an ideal location.”

One of the standout features of our home is the open-plan living area. It’s a bright and airy space perfect for both relaxation and entertaining. The modern kitchen, complete with granite surfaces and the latest appliances, seamlessly blends into this space, making it a hub of daily life and social gatherings. The main bedroom, with its breathtaking views and spacious design, is another highlight. Waking up to the sight of the Cotswolds hills is a daily reminder of the unique setting we are fortunate to call home.

The outdoor spaces at 15 Hurricane Close are equally inviting. The private garden offers a sanctuary for outdoor activities, from morning coffees to evening barbecues. The shared meadow behind the properties is a communal treasure, providing a peaceful retreat for leisurely walks and picnics. This connection to nature, coupled with the well-maintained communal areas, adds immense value to our living experience.

Community spirit is another significant aspect of living here. The “Men at Ten” group, which meets regularly to maintain shared spaces, fosters a sense of camaraderie among residents. Social gatherings, like the weekly cricket club meeting and monthly ladies’ get-togethers, create a vibrant and supportive atmosphere. These interactions have enriched our lives, turning neighbours into friends and making 15 Hurricane Close feel like a true community.

Living here has seamlessly supported our daily routines and lifestyle needs. The prime location provides easy access to London via Kingham Station and is within a comfortable drive to major towns like Cheltenham and Oxford. The local amenities, such as the nearby Co-Op, gym, and pharmacy, add to the convenience. This blend of connectivity, natural beauty, and a tight-knit community has made living at 15 Hurricane Close an exceptional experience. For the future owner, my advice is to embrace all these aspects fully – enjoy the outdoor spaces, engage with the community, and take pride in maintaining this beautiful home.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



## First Floor

Leading to the first floor galleried landing, the elegantly appointed bedrooms are bathed in natural light, filtering through the classic white plantation shutters, which enhance the serene, airy ambiance. The neutral palette, with soft off-white walls, provides a calming backdrop that highlights the room's sophisticated simplicity. The principal bedroom is en-suite with two further bedrooms and a family bathroom.









## Outside

This secluded and private sunny garden is a true highlight, featuring a well-maintained lawn and a charming patio seating area, perfect for family gatherings and BBQs. This space offers an ideal retreat for relaxation and outdoor entertaining, combining the beauty of the Cotswold countryside with modern, stylish living.

### KEY FEATURES

- Exceptional detached three bedroom family home
- Good-sized open-plan kitchen/sitting/breakfast room
- Three bedrooms, one with en-suite bathroom
- Family bathroom
- Sunny and private garden
- Garage and parking for 2 vehicles, electric power point
- Communal meadow







## LOCATION

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Upper Rissington village is a popular modern village that offers a range of amenities to its residents. The village boasts a gym, a village hall, a day-to-day shop, chemists, and a vets. There are play areas scattered around the village for children of all ages and a useful hard path for easy dog walks.

For families, The Rissington School, rated 'Outstanding' by Ofsted, is conveniently located within a short walk or a 5-minute drive to Great Rissington. The school provides pre-school and before and after school provisions. Additionally, a bus service transports children to the 'Outstanding' Cotswold Academy School in Bourton-on-the-Water.

Nearby market towns such as Bourton-on-the-Water, Stow-on-the-Wold, Witney, and Burford offer a range of local shopping facilities. For more extensive shopping, cultural, and leisure facilities, Oxford and Cheltenham are within easy reach. The popular Daylesford Farm Shop and Spa is also just a short drive away.

The surrounding countryside is renowned for its picturesque country walks and riding opportunities, featuring an excellent network of footpaths and bridleways. This makes Upper Rissington an ideal location for those who enjoy outdoor activities and a rural lifestyle.







### Services, Utilities & Property Information

Utilities – Mains gas, electricity, water, and drainage.

Tenure – Managed Freehold

Property Type – Detached house

Construction Type – Standard – Brick

Council Tax – Cotswolds District Council

Council Tax Band - E

Parking – Single garage with driveway parking for 2 cars

Mobile phone coverage - EE connection available - we advise you to check with your provider.

Internet connection - Ultrafast Broadband connection available- we advise you to check with your provider.

Special Notes – Annual service charge of £385 paid to Centrick for communal areas, etc.

**Directions** – What3words:///snatched.weeks.consoled. From Bourton-on-the-Water take the Rissington Road and climb through Little Rissington to the T junction, turn right towards The Barringtons then take the third right just before the mini roundabout which leads into Hurricane Drive, take the next right and the property will be found on the right-hand side with a Fine & Country sale board.

### Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648748 or 01608 619919.

### Website

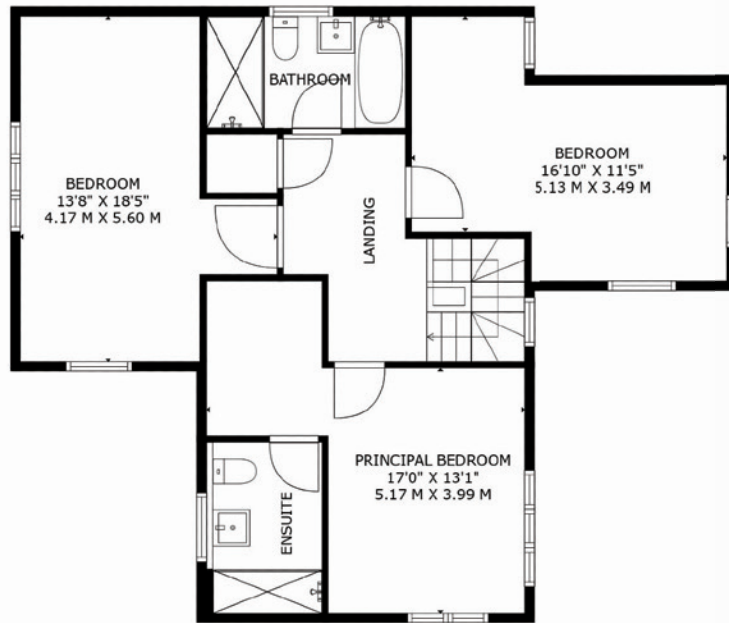
For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>

### Agents Notes

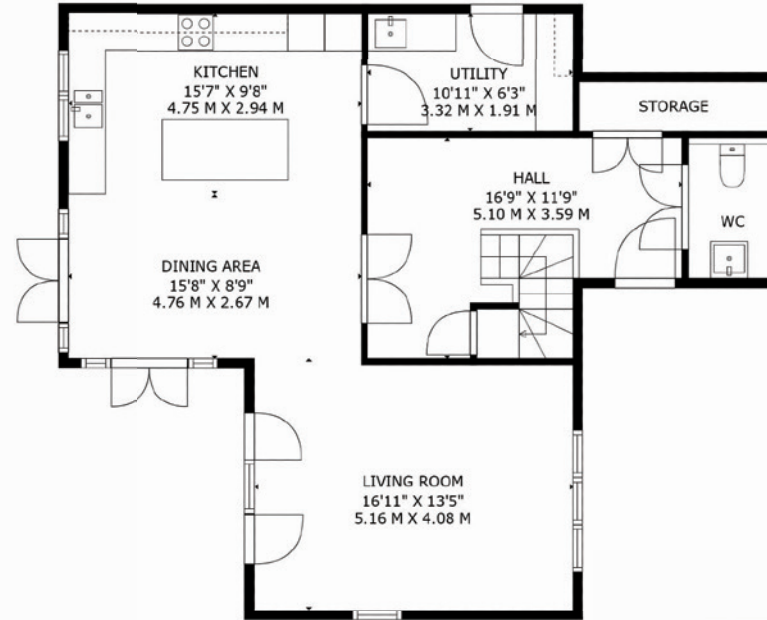
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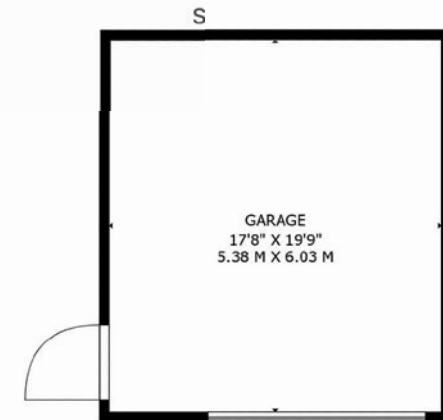




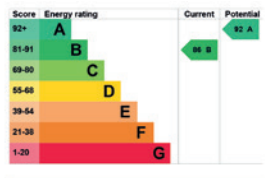
FIRST FLOOR



GROUND FLOOR



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GROSS INTERNAL AREA: 1606 sq ft, 150 m<sup>2</sup>  
 LOW CEILINGS: 66 sq ft, 5 m<sup>2</sup>  
 GARAGE: 350 sq ft, 32 m<sup>2</sup>

**OVERALL TOTALS: 2022 sq ft, 187 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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# KATHRYN ANDERSON

PARTNER AGENT

*follow Fine & Country Cotswolds and Cheltenham on*



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