



Hill Cottage
Little Rissington | Cheltenham | Gloucestershire | GL54 2ND

HILL COTTAGE



Nestled in the village of Little Rissington, this exquisite, detached Cotswold stone cottage offers the perfect blend of rustic charm and modern comfort. With stunning open countryside views and a tranquil setting, this property is an ideal sanctuary for those seeking a peaceful and luxurious village lifestyle.



KEY FEATURES

- Detached Cotswold stone property
- Good-sized open-plan kitchen/dining/sitting room area
- Three reception rooms
- Boot room/utility/cloakroom
- Office
- Four bedrooms
- Three bathrooms
- South-facing private garden
- Workshop
- Parking for 6 cars
- Garden backs onto extensive farmland with stunning views



ACCOMMODATION SUMMARY

The heart of this home is the spacious open-plan living area, perfect for family gatherings and entertaining guests. The living room, dining area, and kitchen seamlessly flow together, creating a warm and inviting atmosphere.

This perfectly placed detached four bedroom quirky family home exudes a charming cottage feel and is set within superb gardens overlooking beautiful farmland and rolling hills. The property has been thoughtfully designed to create a wonderful flow between the rooms, offering open spaces ideal for family and friends to gather, as well as quieter areas for relaxation.

Ground Floor

The main living areas include a spacious and airy open-plan living room with stove, this seamlessly connects to a well-appointed kitchen/dining area creating a hub for family activities. For those seeking tranquillity, the cosy sitting room complete with wood burning stove provides an inviting space to unwind, while the delightful snug offers an additional intimate retreat.



SELLER INSIGHT

“The owners of Hill Cottage were first drawn to the Cotswolds for work, but it was the picturesque villages and stunning countryside that truly captivated them. Coming from Yorkshire, they were unfamiliar with the area but soon found themselves enchanted by the idyllic scenery. “We were given time as part of a relocation package to look around areas that were commutable from Cheltenham,” they recall. “Our son, who is now 34, was about to start school, and the proximity of excellent schools was a big factor in choosing Little Rissington.” The sign at the nearby Cotswold School, proclaiming ‘Friendship and Knowledge,’ left a lasting impression on them, and they knew it was the ideal environment for their children. The house itself, with its amazing views, edge-of-village location, and cottage feel, offered the perfect space for a growing family.

Inside, the home provides several favourite spots for them. The desk, with its wonderful views over open countryside, makes concentrating on work a challenge. The kitchen area is also a particular favourite, where cooking and conversation blend seamlessly, and its access to the patio creates a harmonious inside-outside space. In winter, the sitting room, with its cosy fire, becomes a haven of relaxation. Outside, the garden offers a variety of delightful spaces, from a potting area to a personal sitting spot at the top of the garden with views over the surrounding villages and valley.

The standout features of the house include its garden, views, and homely atmosphere. “It is a home where old and new mix together easily,” they note. The interior layout has seen significant changes over the years. About twenty years ago, they extended and reconfigured the house extensively. Since then, they’ve landscaped the garden, installed utilities throughout, replaced sheds with an insulated workshop, and upgraded most windows to Jack Brunsdon wooden ones. Recent improvements include a new boiler and a water softener, ensuring the house remains well-cared for.

This home has supported their lifestyle needs and values seamlessly. It’s a place where they’ve raised their family and welcomed guests, creating lasting memories. The outdoor spaces, particularly the south-facing garden with its expansive views, offer a serene retreat.

The sense of community in Little Rissington is one of its most cherished aspects. Over the years, the family have forged strong friendships. The village hall serves as a hub for activities like monthly coffee mornings and quizzes, with plans for future upgrades. Social events, such as the popular scarecrow trail and the ‘Light up the Green’ event in December, foster a strong community spirit. Weekly litter picking, coordinated by a dedicated resident, ensures a ‘Pristine Parish.’

The location offers numerous advantages. From the back door, one can walk miles through beautiful countryside. Within a five-mile radius, there’s a wide range of sports, including tennis, horse riding, and Pilates. The area is rich with amenities, including excellent primary and secondary schools, a variety of pubs and restaurants, and essential services like doctors, dentists, and physiotherapists. Convenient transport options, such as Kingham Station with direct trains to London, make commuting easy.

The owners’ advice to future owners is simple: “Get involved in the local community.” This involvement not only maximises enjoyment of the home but also enriches the experience of living in this charming village.**

* 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

Can be accessed via the entrance hall or from the sitting/kitchen/dining area. There is an impressive principal bedroom with built-in wardrobes, en-suite shower room, and dual aspect outlook with wonderful views over the rolling countryside. Three further double bedrooms, family bathroom, separate shower room, study/single bedroom.















OUTSIDE

Accessed via a spacious driveway, Hill Cottage offers ample parking space suitable for multiple vehicles. Electric vehicle charging point can easily be installed. Outside, the gardens are a true highlight, providing a serene backdrop of rolling hills and farmland. The outdoor space is perfect for both relaxation and entertaining, with various spots to enjoy the stunning views and the peaceful rural setting. The meticulously maintained grounds of Hill Cottage span to approximately a third of an acre and are fully enclosed, the gardens back onto open farmland with uninterrupted views. They feature well-kept lawns and a terrace, with the most amazing vista bordered by hedges. The grounds boast attractive shrub and plant borders, along with several mature trees.







LOCAL AREA

Little Rissington is a picturesque village perfectly placed for access to the nearby destinations of Bourton-on-the-Water, Stow-on-the-Wold, Burford, and Chipping Norton. This village is highly sought-after due to its beautiful surroundings, wonderful walks, and ease of access to nearby villages and towns with their range of amenities and excellent schooling options. There is an 'outstanding-rated' primary school in the neighbouring village of Upper Rissington, as well as the 'Outstanding' Cotswold Secondary School in Bourton-on-the-Water, just 2 miles away.

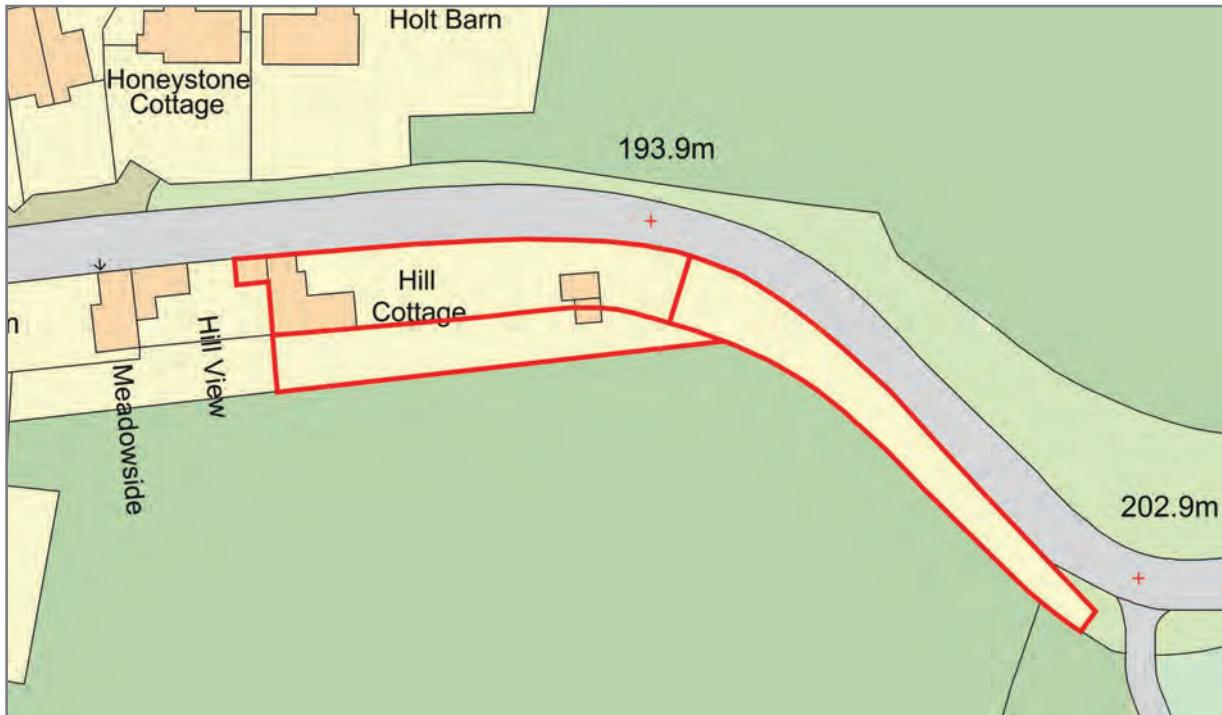
To have Bourton-on-the-Water (within 2 miles) and Stow-on-the-Wold (6 miles) on your doorstep is a real treat. With Bourton's famed riverside setting and Stow's historic Market Square, they both feature beautiful traditional shop fronts, and you are spoilt for choice with places to visit, eat, and shop.

In addition to attracting visitors throughout the year, these market towns are both wonderful places to live with a real heart to them and plenty of practical amenities, including doctors' surgeries, vets, practical shops, sports clubs, and great schooling.

In this part of the Cotswolds, you get all the benefits of rural and tranquil village life, while still being within easy reach of London. Kingham Train Station, only 7 miles away, offers a direct link to London Paddington. This prime Cotswold location is ideal for full-time living or as a weekend retreat, combining the serenity of the countryside with convenient access to the city.



INFORMATION



Services, Utilities & Property Information

Utilities – Mains gas, electricity, water, and drainage

Tenure - Freehold

Property Type - Detached house

Construction Type – Standard – Cotswolds stone

Council Tax – Cotswolds District Council

Council Tax Band F

Parking – Off-road parking spaces for six cars

Mobile phone coverage – Good 4G mobile signal is available in the area - we advise you to check with your provider.

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

Special Notes – The property is split over two titles.

Directions

What3words ///shaky.tourist.notifying.

From Bourton-on-the-Water, take the Rissington Road out of the village. Continue into the village of Little Rissington following the road as if you were going out of the village, Hill Cottage is the last property on the right-hand side accessed by a gravel drive.

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>



HILL COTTAGE LITTLE RISSINGTON



GROUND FLOOR



FIRST FLOOR



(THEY ARE NOT IN THEIR ACTUAL LOCATION)

OUTBUILDING



APPROXIMATE GROSS INTERNAL FLOOR AREA
 MAIN HOUSE : 1926 SQ FT
 OUTBUILDING : 334 SQ FT
 TOTAL AREA : 2260 SQ FT

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 08.07.2024





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*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

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I am a Partner Agent for Fine & Country Cotswolds and Cheltenham. I've lived in the Cotswolds for over 30 years and have a wealth of experience and knowledge in the property industry. I've worked for both corporate and independent high end Estate Agents around the Cotswolds, South Oxfordshire and Cheltenham area with over 20 years' experience.

With a personable dedicated honest approach, I understand the intricacies for both sellers and buyers in an ever-changing market. I strive to make things as simple and stress free as possible for all my clients which has earned me many returning vendors in the past.

When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, swimming, tennis, good restaurants and fine wine!

"Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient."

"Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!"

THE FINE & COUNTRY
FOUNDATION

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