



Touchstones
Little Rissington | Cheltenham | Gloucestershire | GL54 2ND

STEP INSIDE

Touchstones

Touchstones is a beautifully presented link-detached Cotswolds stone property nestled in one of the picturesque Rissington villages.

This charming home was built in 1987 and is still occupied by the original owner. With its classic design with characteristics of Cotswolds architecture, featuring traditional stonework that blends seamlessly with the idyllic surroundings, the property offers a perfect blend of rustic charm and modern comfort, ideal for those seeking a tranquil village lifestyle amidst the rolling hills of the Cotswolds. With its inviting ambiance, beautifully presented gardens, and proximity to scenic countryside walks, this home is a rare gem in a sought-after location for those seeking a peaceful and luxurious village lifestyle.

Ground Floor

The centrally located and spacious entrance hall serves as a welcoming focal point of the home, providing easy access to the various living areas. From here, you can enter the well-appointed kitchen/breakfast room. A door from the kitchen leads to a large utility room, offering ample storage and practical space for laundry. The utility room also provides convenient access to the formal dining room, which seamlessly connects to the conservatory. The conservatory offers lovely views of the beautiful garden, creating an ideal space for relaxation. A large reception room, featuring a stone fireplace and wood burner, adds warmth and character to the home. Additionally, there is a cloakroom conveniently located on the ground floor.





SELLER INSIGHT

“ When we first stumbled upon Touchstones, it was by complete chance. My husband and I were on our way to view another property when we noticed the “For Sale” sign that had just been put up. The house was almost completed, and its authentic Cotswold Stone façade immediately caught our attention. Unlike most homes that used imitation stone, Touchstones felt genuine and inviting. We arranged a viewing right away, and the moment we stepped inside, we knew this was the place we wanted to call home.

Living here has been nothing short of delightful. The lounge is, without a doubt, my favourite space. It’s a room that has a way of adapting to the seasons - cool and refreshing in the summer, warm and snug in the winter, especially with the Cotswold Stone fireplace that we had custom-made. The view from the window overlooking the hills never fails to take my breath away. And then there’s the conservatory, where I often find myself sitting with a cup of tea, watching the birds in the garden, surrounded by the serenity of nature.

Touchstones offers a unique blend of spaciousness and cosiness. The moment you walk in, you’re greeted by a large reception area, setting a tone of openness that flows throughout the house. Each room is thoughtfully designed with ample storage, and the bedrooms are all generously sized doubles. We made some thoughtful upgrades over the years - adding a conservatory, double glazing throughout, and even soundproofing the front windows for extra peace. The fourth bedroom was transformed into a large en-suite bathroom, enhancing the home’s comfort and functionality.

The garden has been my sanctuary. It’s a peaceful, private retreat where wildlife frequently visits, and the mostly walled surroundings make it feel like a hidden gem. We’ve enjoyed designing and maintaining the garden, making it a low-maintenance yet rewarding escape. The front of the house also has ample parking, perfect for the many garden parties and gatherings we’ve hosted over the years. The kitchen, spacious and well-equipped, has always been the heart of these events, with plenty of room for more than one cook.

Living in Little Rissington has been a joy. It’s a quaint village with a strong sense of community, something I’ve come to appreciate even more since becoming widowed. My neighbours are always there to lend a hand, and the village itself, with its beautiful 12th-century church and stunning views, has a timeless charm. For those moving into Touchstones, I would suggest getting to know the neighbours - they’re wonderful people who will make you feel right at home. And don’t miss out on exploring the surrounding villages and countryside; embracing the Cotswolds life has been one of the greatest pleasures of living here.*

* 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 leading to a large landing area, which is ideal for use as a home office or additional living space. The principal bedroom features an en-suite shower room and built-in wardrobes, offering a private and comfortable retreat. There are two further generously sized bedrooms, one of which also includes an en-suite shower room. Both bedrooms come with built-in wardrobes, ensuring ample storage space. Additionally, a well-appointed family bathroom serves the remaining areas, completing the upper floor's accommodation.





Outside

The property is approached via a gravel driveway that offers parking for several cars and provides access to a single garage. The rear garden has been beautifully landscaped with shrubs and attractive plant borders that have been meticulously maintained offering a private, peaceful, and serene outdoor space. It wraps around the property, allowing for easy access to the front of the house, enhancing both the aesthetic appeal and the functionality of the outdoor areas.

KEY FEATURES

- Link-detached Cotswolds stone property
- Village location
- Beautifully landscaped garden
- Three reception rooms
- Three bedroom
- Three bathrooms
- Garage
- Parking for several cars





LOCATION

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. Nearby is Daylesford Organic Farm Shop, and Soho Farmhouse in Great Tew is less than a half-hour drive away.

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 Cotswolds location is ideal for full-time living or as a weekend retreat, combining the serenity of the countryside with convenient access to the city.





Services, Utilities & Property Information

Utilities – Mains electricity, water and drainage, oil-fired central heating. There will be maintenance costs involved with the oil tank – please speak with the agent for further information.

Tenure - Freehold

Property Type – Link-detached house

Construction Type – Standard – Cotswolds stone – Tiled roof

Council Tax – Cotswold District Council

Council Tax Band F

Parking – Single garage. Off-road parking for 5 cars.

Mobile phone coverage - 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 – There are covenants on the property – please speak with the agent for further information.

The driveway is partly shared with neighbouring properties – any maintenance costs incurred are split between the six properties on the shared drive.

The neighbouring house's wall abuts the garden of Touchstones - there are arrangements for garden access for neighbours house repair work.

Directions – What3words ///bandaged.repeated.manuals. 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, Touchstone is located on the left-hand side which can be seen by a Fine & Country sign accessed by a gravel drive.

Viewing Arrangements

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

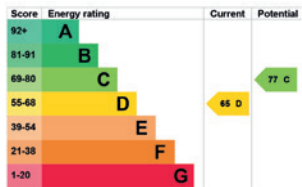
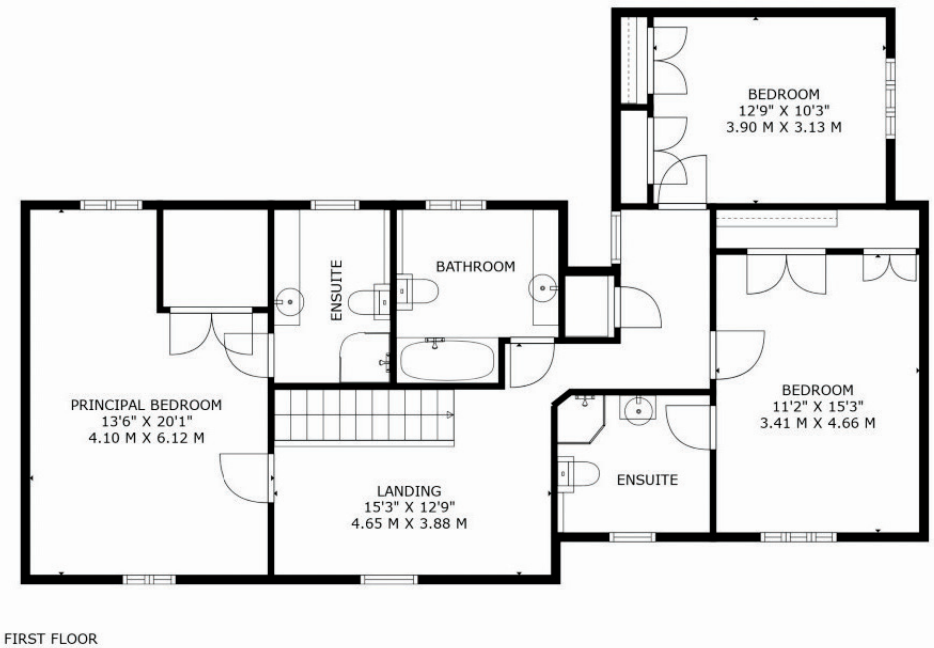
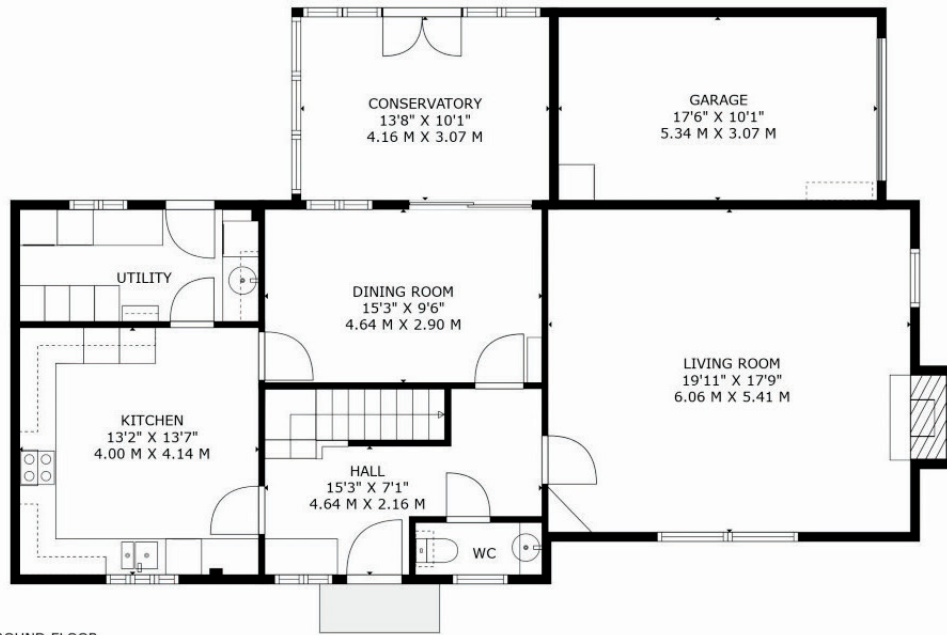
Website

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

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents 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. 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 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.





GROSS INTERNAL AREA: 1813sq ft, 168m²
 GARAGE: 177sq ft, 16m², FIREPLACE: 11sq ft, 1m² OTHER: 18sq ft, 2m²

OVERALL TOTALS: 2019sq ft, 187m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



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