



4 Lancaster Drive  
Upper Rissington | Cheltenham | Gloucestershire | GL54 2QZ

FINE & COUNTRY



# Step inside

## 4 Lancaster Drive

A timeless Cotswold retreat blending classic charm with modern elegance

**Elegant Living in the Heart of the Cotswolds**

Nestled in a tranquil and secluded position within the idyllic Cotswolds, this exceptional four-bedroom family residence seamlessly blends modern luxury with countryside charm. Set on a third-acre plot with a Cotswold stone exterior, this home is as stunning outside as it is within, making it a fabulous house for entertaining and family living alike.

**Accommodation Summary**

**Stylish Modern Kitchen:** Thoughtfully designed with quartz worktops and a central island, this bright and welcoming space is perfect for hosting family gatherings.

**Elegant Reception Spaces:** An inviting sitting room with a wood burner and patio doors leading to the garden. Additional rooms include a dining room a versatile snug leading to a games room/gym: Tailored to modern living, offering space for work and play. Separate office/study.

**Conservatory Overlooking the Garden:** A sunlit haven offering panoramic views of the beautifully landscaped gardens, ideal for unwinding or entertaining.

**Leading to the First Floor:**

**Principle Suite:** The luxurious principal bedroom features an en-suite shower room and ample wardrobe space, creating a peaceful retreat.

**Three Additional Bedrooms:** Each of these spacious rooms is thoughtfully designed to provide a tranquil retreat. They feature large windows that allow for an abundance of natural light to fill the space, creating a bright and airy atmosphere.

**Family Bathroom:** Designed with luxury and practicality in mind, perfect for busy family life.







# Seller Insight

“When we first set eyes on Lancaster Drive, it felt like we had stumbled upon a hidden gem. The Cotswold stone exterior immediately charmed us, and the sprawling driveway set amidst greenery was a tranquil welcome. The property, sitting on a generous 1/3 acre plot, offered the promise of outdoor living we adore, complete with multiple entertaining areas. Inside, the proportions of every room and the thoughtful design - especially the expansive kitchen - sealed the deal. With its Magnet units and the large island we added, the kitchen quickly became the hub of the house.

The conservatory, though, has my heart. It's my peaceful retreat - a haven for coffee mornings, relaxed afternoons, or unwinding with a G&T on a Friday evening. It's more than a sunroom; it's a versatile space that hosts dinners, provides winter cosiness, and invites light all year round. Of course, the living room, with its quirky layout and inviting log burner, comes a close second. And let's not forget the kitchen, a space for gatherings, cooking, and memories, with clever storage solutions and an island big enough for everyone to congregate without feeling cramped.

This home offers more than just comfort - its layout and features are unmatched. The additional downstairs rooms provide incredible flexibility; they could even become an annexe. Meanwhile, the upper floor boasts four spacious double bedrooms, including a main suite with ample wardrobe space. Practical upgrades like thermal solar panels for hot water and a rebuilt conservatory add modern efficiency to its timeless charm. And outdoors? Sunshine dances across the garden all day, with shaded nooks and patio areas perfect for BBQs and pizza nights.

Living in Upper Rissington adds another layer of joy. The village is steeped in aviation history and still buzzes with unique sights like gliders and parachutists in the sky. Community life thrives here, from social events like fireworks nights and fetes to clubs for every interest. Practicality isn't forgotten either, with excellent schools like The Cotswold School, a well-stocked Co-op, and easy access to nearby towns and transport. Whether it's a brisk morning gym session or a scenic countryside walk, the area caters to every lifestyle.

This house has seen countless memorable moments, from New Year's Eve parties to impromptu gatherings. It's spacious enough to foster family togetherness while allowing everyone their own retreat. Our boys grew up with the freedom to explore the fields behind the house, building friendships and memories that will last a lifetime. It's also been a perfect base for running our businesses, with enough room for work-life balance.

To the next lucky owner: this is more than a house - it's a home that embraces you with warmth and possibility. Whether you prefer quiet days basking in the garden or diving into the vibrant community life, this place will enrich your days as much as it has ours. Treasure it, as we have, and it will reward you with a lifetime of happiness.\*

\* 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.









# Step outside

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**Beautiful Wrap-Around Gardens:** Set within a third-acre plot, the mature landscaping and delightful patio area provide the perfect backdrop for summer gatherings or peaceful moments in nature.

**Garage:** Extended to provide additional storage space and has access to a boarded loft above the extension.

**A Rare Opportunity to Purchase a Fabulous Entertaining Home**  
Designed with hosting in mind, this home features a harmonious flow between the indoor and outdoor living spaces, perfect for everything from intimate family evenings to grand celebrations.

This is your chance to embrace the perfect balance of countryside living and modern convenience, all set within the charm and beauty of the Cotswolds.

- Key Features:**
- Immaculate four bedroom family home
  - Fantastic Cotswold location
  - Superb kitchen
  - Four reception rooms
  - Large garden
  - Ample parking
  - Garage
  - Catchment for excellent primary & secondary schools



# Location

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 vet. 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 is conveniently located within a short walk or a 5-minute drive to Great Rissington. The school provides preschool 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 and the proximity to Kingham Train Station is 5.5 miles. 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.





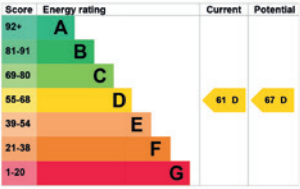
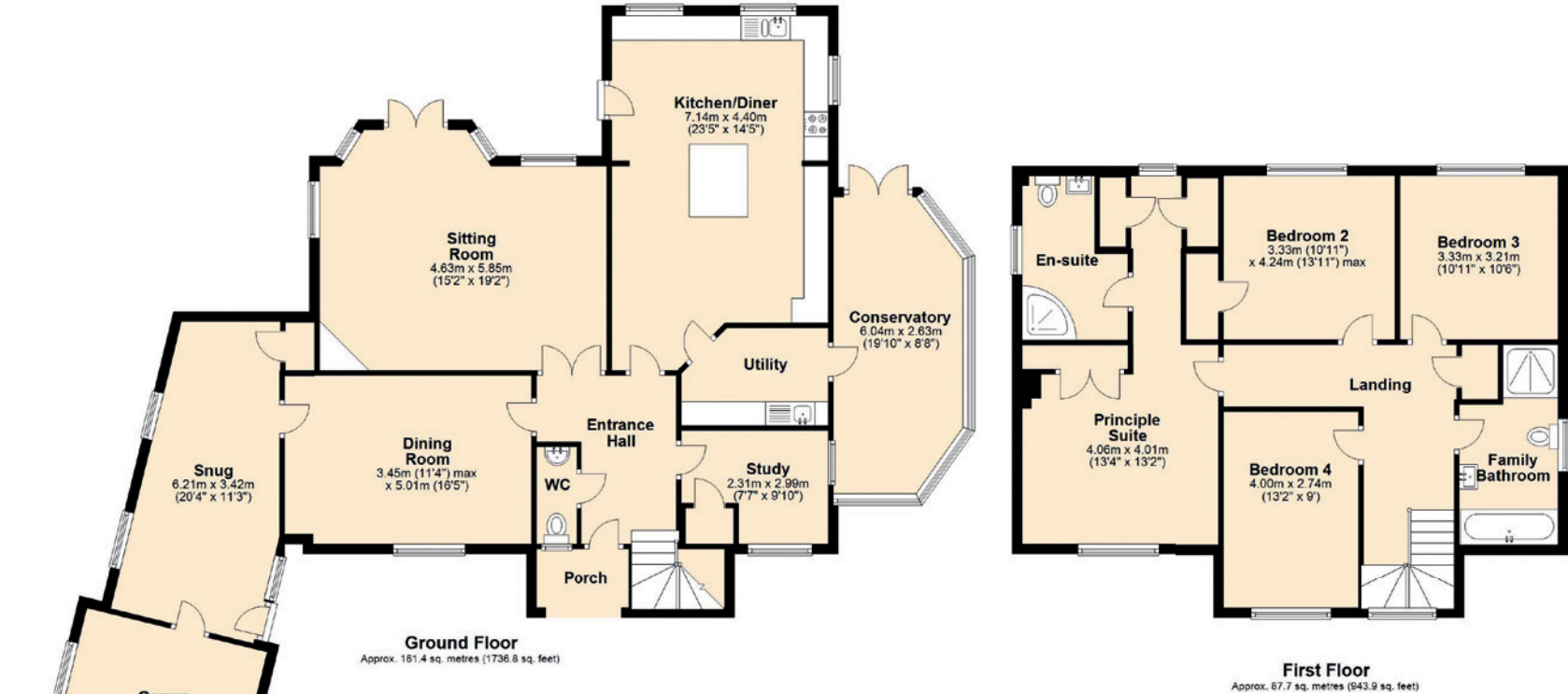
**Services, Utilities & Property Information**  
Utilities – Mains electricity, water, and drainage. LPG gas metred from the communal tank.  
Tenure – Freehold.  
Property Type – Detached family home.  
Construction Type – Standard – Stone with red brick detailing and a tiled roof.  
Council Tax – Cotswold District Council.  
Council Tax Band F.  
Parking – at least 5 cars.  
Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.  
Internet connection - Ultrafast FTTP Broadband connection is available. We advise you to check with your provider.  
Special Notes – There are trees on the property with Tree Preservation Orders.

**Directions – what3words**  
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**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 and 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 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.

**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>





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