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Tayler & Fletcher



Malindi

Pound Lane, Little Rissington, Cheltenham, GL54 2NB

Guide Price £545,000



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Malindi is a substantial semi-detached house occupying a superb mature and extensive plot in a peaceful position on the edge of the village, enjoying a lovely open aspect over the countryside to the rear and offering considerable potential subject to the necessary consents. NO ONWARD CHAIN.

LOCATION

Little Rissington is a hillside village with views to the South West over the Windrush Valley. It is a traditional Cotswold village and contains some interesting period houses and cottages and a Parish Church. The village is situated just 2 miles from Bourton-on-the-Water where there are a variety of shopping, social and sporting activities. Local primary schools can be found in the surrounding villages and higher education in Burford and Bourton-on-the-Water, with the Cotswold School, rated outstanding by Ofstead. Other excellent educational facilities can be found in Cheltenham and Oxford. There are theatres in Cheltenham, Oxford, Chipping Norton and Stratford-upon-Avon. Little Rissington is served by a bus route and is within reach by road of larger centres including Chipping Norton (10 miles), Cheltenham and Cirencester (18 miles) and Oxford (26 miles). Kingham mainline station (Paddington 90 minutes) is some 6 miles distant. There is excellent access directly on to the local footpath network.

DESCRIPTION

Malindi is a substantial semi-detached house occupying a superb mature and extensive plot in a peaceful position on the edge of the village, enjoying a lovely open aspect over the countryside to the rear and offering considerable potential subject to the necessary consents.

Approach

Step to Upvc double glazed door with matching panel to side to:

Entrance Porch

With timber seat, wood block floor and opaque glazed front door with matching side panel to:

Hall

With stairs rising to first floor, below stairs storage cupboard with louvre doors, recessed cloaks cupboard and separate built in cloaks cupboard with hanging rail and shelving. Painted door through to:

Sitting Room

A large double aspect room with wide double glazed picture window to front elevation and double glazed casement window overlooking the rear garden. Fireplace with reconstituted stone surround, timber bressumer, reconstituted stone hearth and built in cupboard to one side. Coved ceiling. Approached either from the hall or the sitting room is the:

Kitchen/Breakfast Room

With wide double glazed casement window overlooking the rear garden. Fitted kitchen comprising worktop with one and a half bowl sink unit with chrome mixer tap, range of below work surface cupboards and drawers, space and plumbing for washing machine and space for oven/hob. Eye level cupboard, further matching unit with built in corner cupboard with drawers and matching eye level cupboards over, Part tiled walls, tiled floor and separate door to the rear hall with door to:





Cloakroom

With tiled floor and opaque double glazed window to side elevation.

Rear Hall

With double glazed casements to either side and opaque glazed door leading out to the rear garden. Separate interconnecting door through to the:

Integral Single Garage

With single electric roller door, space for work bench and wall mounted electricity meter and fuse box. From the hall, stairs with painted timber handrails rise to the:

First Floor Landing

With access to roof space, a pair of louvred doors to airing cupboard with pine slatted shelf and hanging rail. From the far end door to:

Bedroom 1

With wide double glazed picture window to the front elevation and extensive range of built in wardrobes with louvred doors.

From the landing, door to:

Bedroom 2

With double glazed casement window overlooking the rear garden and Windrush Valley beyond and with a door to built in cupboard housing the Worcester gas fired central heating boiler (LPG).

From the landing, door to:

Bedroom 3

With double glazed casement to front elevation.

From the landing, door to:

Shower Room

With tiled floor, tiled walls, corner shower with curved glazed shower doors, pedestal wash hand basin, low level WC, heated vertical towel rail. Opaque glazed casement window to rear elevation.

From the landing door to:

Bedroom 4

With double glazed casement windows to front and rear elevation, access to further roof space.

OUTSIDE

Malindi is approached from Pound Lane via a long gravelled driveway in turn leading to an extensive paved terrace parking area to the front of the house with a step up to the front door and also to the side of the house and to the single roller door to the garage with separate pedestrian access. The front garden is laid mainly to lawn with a number of semi mature trees. Set to the rear of Malindi is a large garden, laid principally to lawn with a paved terrace immediately to the rear of the house subdivided from the main garden by a substantial sleeper raised bed with a path leading down the side of the garden with a variety of shrubs and plants interspersed to either side with a clipped mixed hedge leading out to the allotments beyond and enjoying the lovely view out over the Windrush Valley.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX

Council Tax band E. Rate Payable for 2024/2025: £2,598.80

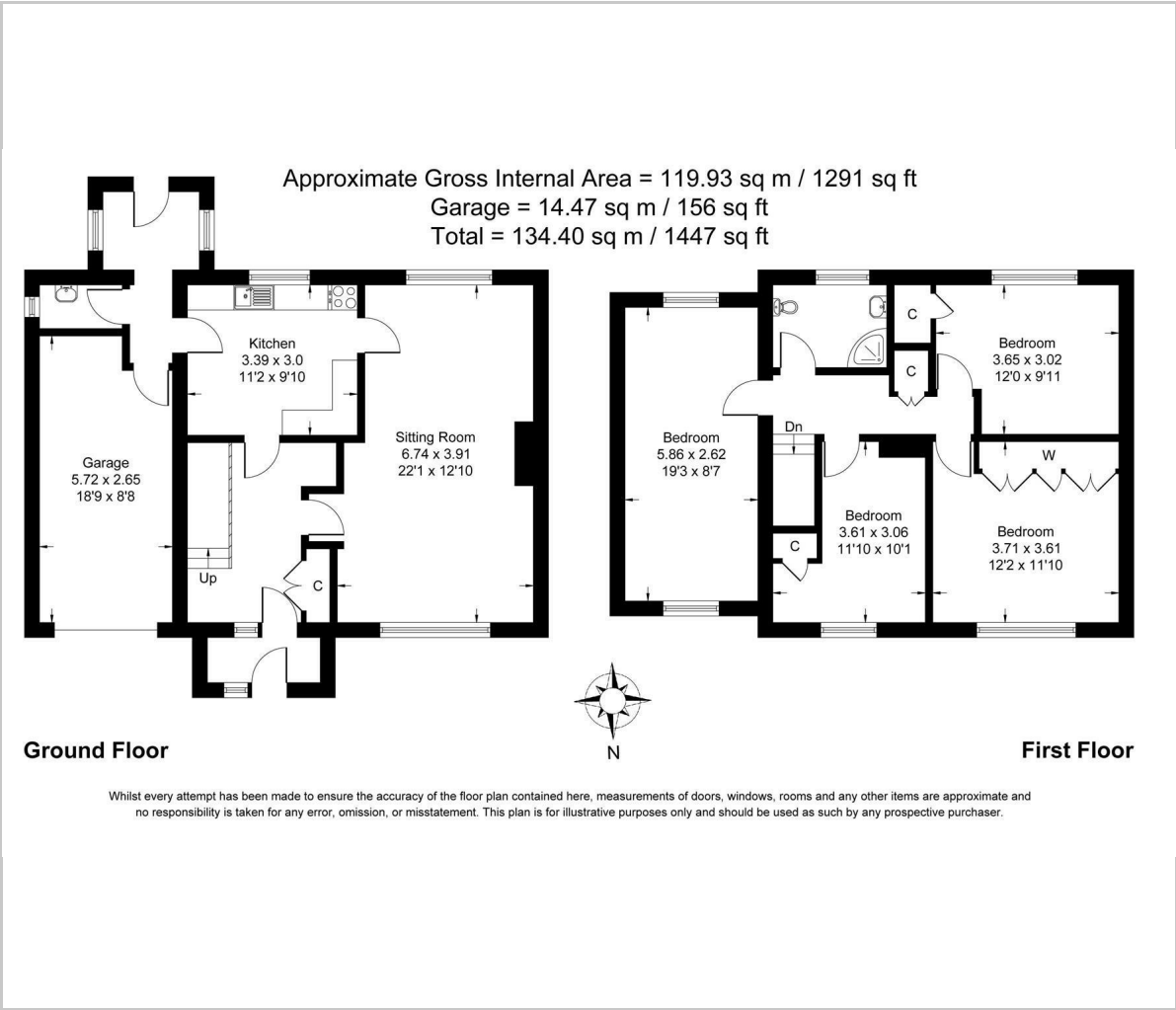
SERVICES

Mains Electricity, Water, and Drainage are connected. LPG Gas fired central heating.

DIRECTIONS

From Bourton-on-the-Water take the Rissington Road out of the village. Continue into Little Rissington, and take the first right hand turn into Pound Lane. Follow the lane around a sharp left hand bend and continue for a short distance where Malindi will be found on your right hand side.

Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

