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Taylor & Fletcher



Holly Cottage

Little Rissington, Cheltenham, GL54 2ND

Guide Price £560,000





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A charming refurbished Grade II listed Cottage set in the heart of the village with 2 reception rooms, a large open plan kitchen/breakfast room, 3 bedrooms with one en suite, a bathroom, patio garden and parking for 2 cars.

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

Holly Cottage comprises a Grade II listed cottage constructed of Cotswold stone elevations with a substantial 1960s extension of reconstituted stone elevations to the rear. The accommodation comprises a blend of the traditional and more modern contemporary with some lovely period features including some fine stone mullion windows and open fireplaces. During the current ownership, the property has been extensively modernised and refurbished and provides two reception rooms, a cloakroom and a large open plan kitchen and breakfast room to the rear of the

cottage with a principal bedroom with en suite shower, 2 further double bedrooms (one vaulted) and a family bathroom on the first floor. Externally there is a large private paved courtyard with beds and borders surrounding, with steps leading to a gravelled parking area with space for two cars. The parking area is accessed off the village lane.

Entrance Hall

With stairs leading to the first floor. Underfloor heating.

Door to:

Cloakroom

With low level WC and corner wash hand basin. Opaque glazed casement window to the rear elevation.

From the entrance hall, door through to:

Kitchen/Breakfast Room

With a stone tiled floor with underfloor heating throughout and french doors leading out to the paved terrace. Casement windows to side and rear elevations. Bespoke fitted kitchen with solid timber worktops and upstands, Belfast sink with mixer tap, Britannia Range having double ovens, gas hob, brushed stainless steel splashback and extractor hood over. A comprehensive range of cupboards and drawers, with built in washer/dryer, Bosch dishwasher and three quarter height unit with built in fridge/freezer. Comprehensive range of eye level cupboards with worktop lighting, Door to under stairs storage cupboard. Recessed ceiling spotlighting.

From the hall, door to:

Sitting Room

With deep open fireplace with stone surround and

solid timber bressumer over, mullion windows and window seat to front elevation. Recessed ceiling spotlighting. Door to walk-in cupboard. Separate part glazed door and casement windows to rear terrace.

From the hall, door to:

Dining Room/Office

With mullion window to front elevation, open fireplace with timber bressumer over and stone hearth fitted with a wood burning stove.

From the hall, stairs rise to the:

First Floor

With doors to:

Bedroom 1

Double aspect with windows to rear and side elevations. Access to roof space. Recessed ceiling spotlighting.

Door to:

En Suite Shower Room

Built-in shower with glazed door, heated towel rail, low level WC and wash hand basin with mirror over. Underfloor Heating. Opaque glazed casement window to side elevation.

From the landing, door to:

Bedroom 2

With impressive vaulted ceiling with exposed purlins, curved recess and fixed casement to the side elevation, casement window to rear elevation. Bespoke spotlighting.

From the landing, door to:

Bedroom 3

With mullion window to front elevation and painted timber purlin. Door to cupboard with hanging rail and shelving.

Family Bathroom

With suite comprising panelled bath with chrome mixer tap with shower over with chrome fittings and glazed shower screen. Low level WC and corner wash hand basin with mirror over, shaver point and heated towel rail. Underfloor heating.

OUTSIDE

Holly Cottage may be approached either via a pedestrian gate leading to the paved terrace and garden or alternatively via a shared gravelled drive with private parking for 2 cars and steps leading down to the terrace. The principal courtyard area is paved, with borders and mature hedging surrounding. Attached to the side of the cottage is a substantial garden store/boiler room.

SERVICES

Mains electricity, gas and water are connected. The Gas Hob has separate LPG.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX

COUNCIL TAX

Band E. Council Tax payable to Cotswold District Council for 2024/2025: £2,598.80

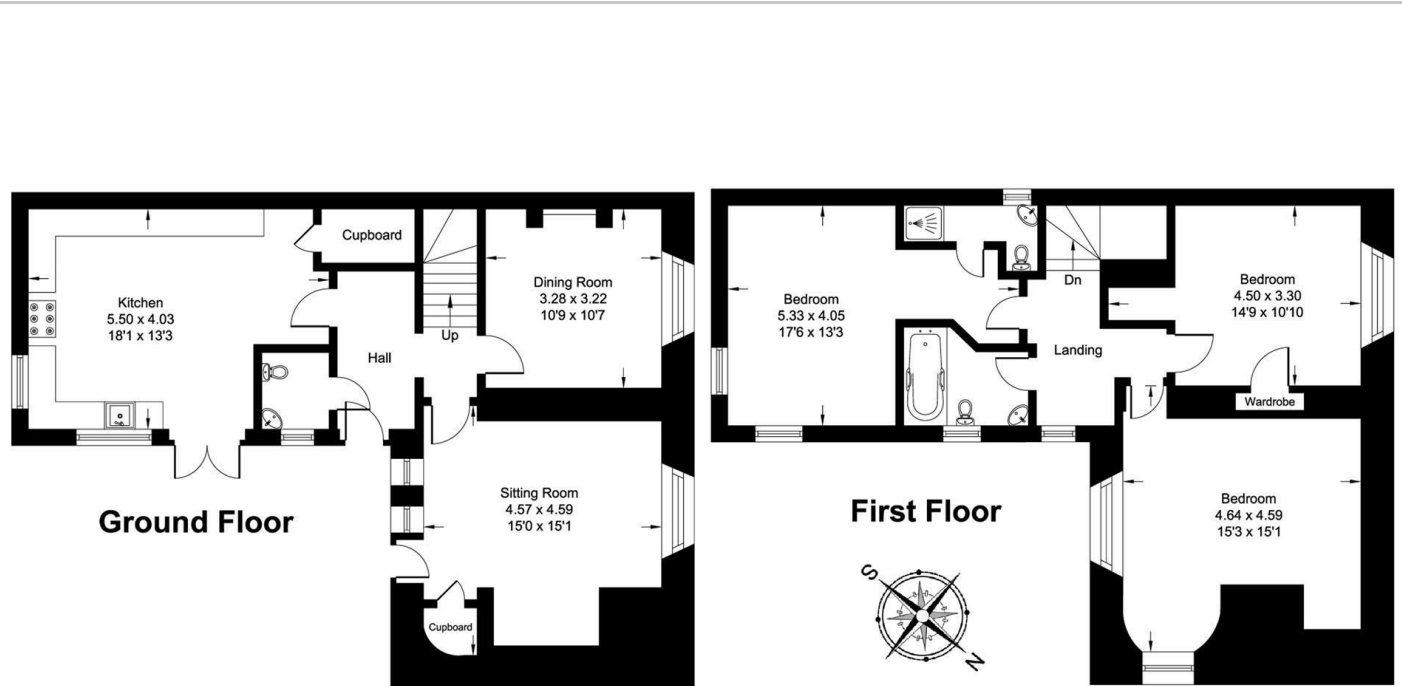
DIRECTIONS

From Bourton-on-the-Water take the Rissington Road out of the village and up to Little Rissington. Upon entering Little Rissington Holly Cottage can be found on the right hand side just on the first right hand bend, with the vehicular access just after.

What 3 Words Location: brisk.balance.unimpeded



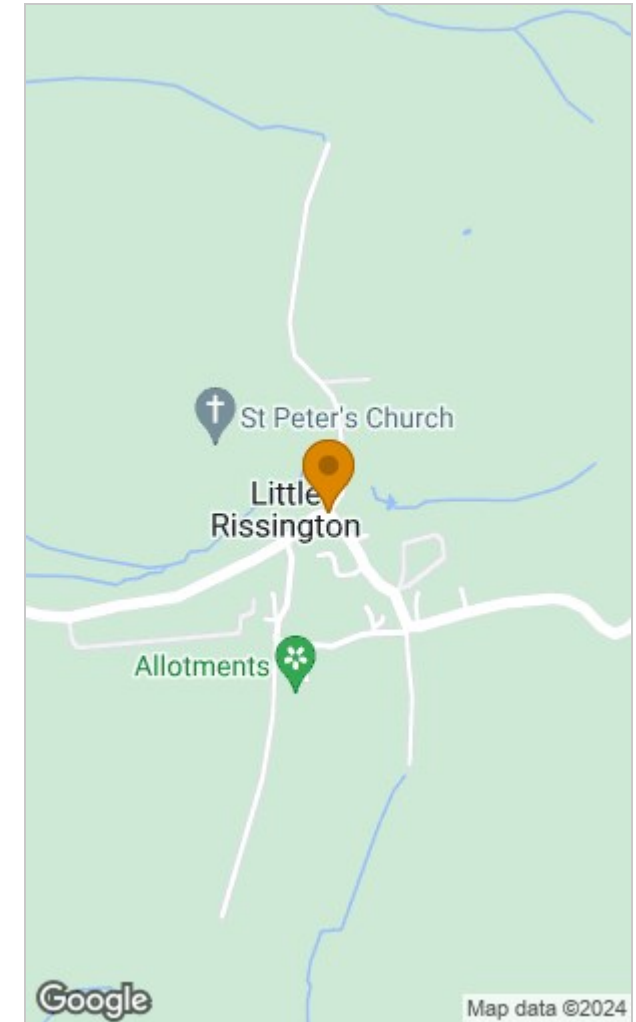
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Approximate Gross Internal Area
Total = 129 sq m / 1389 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	