

established 200 years

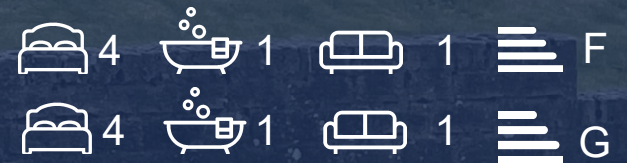
Taylor & Fletcher



Malindi and Shiralee

Pound Lane, Little Rissington, Cheltenham, GL54 2NB

Guide Price £1,125,000





Malindi and Shiralee

Pound Lane, Little Rissington, Cheltenham, GL54 2NB

A pair of substantial semi-detached houses 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. BOTH FOR SALE WITH NO ONWARD CHAIN.



Malindi



Malindi



Malindi

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 Ofsted. 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 and Shiralee are a pair of substantial semi-detached 4 bedroom houses set well back off Pound Lane, occupying superb mature and extensive plots in a peaceful position on the edge of the village of Little Rissington, enjoying a lovely open aspect over the countryside to the rear and offering considerable potential for further improvement and/or extension, subject to the necessary consents.

The properties are a mirror image of each other with a few slight differences. They both offer a large front garden laid principally to lawn with herbaceous border with a mixture of shrubs and plants and a number of mature trees and parking for several vehicles. The accommodation for each property currently comprises; a large open plan principal living room with double aspect to front and rear, a kitchen, small garden room, cloakroom and integral single garage on the ground floor with four bedrooms and a bathroom or shower room on the first floor.

LOCAL AUTHORITY

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

COUNCIL TAX

Both properties are within Council Tax band E.
Rate Payable for 2024/ 2025 per property: £2,598.80.

EPC RATINGS

Malindi - EPC Rating Band 'G'
Shiralee - EPC Rating Band 'F'

SERVICES

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

AGENTS NOTE

Malindi and Shiralee are both Freehold properties and will each incur their own stamp duty and Solicitors fees. Both properties are privately owned by separate Vendors who are looking to sell the two properties either together or separately. Any prospective Purchaser(s) should seek advice from their own Solicitor regarding their specific circumstances and the Stamp Duty implications that may apply to them specifically. Both properties are offered for sale with no onward chain.

VIEWING

Please contact our Bourton-on-the-Water sales office on 0451 820913 if you wish to arrange a viewing of these properties or require further information.

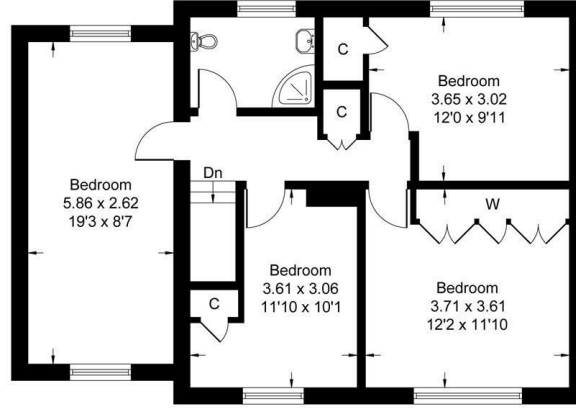
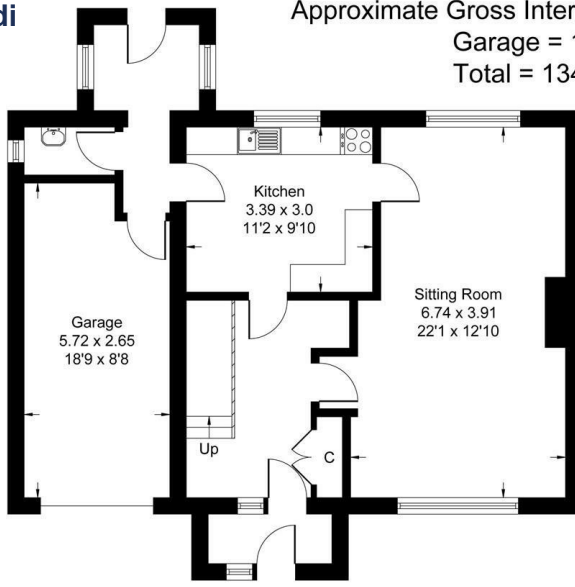
DIRECTIONS

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 and Shiralee will be found set back on your right hand side.

What3Words: ///cared.toast.blackbird

Malindi

Approximate Gross Internal Area = 119.93 sq m / 1291 sq ft
 Garage = 14.47 sq m / 156 sq ft
 Total = 134.40 sq m / 1447 sq ft



Ground Floor

First Floor

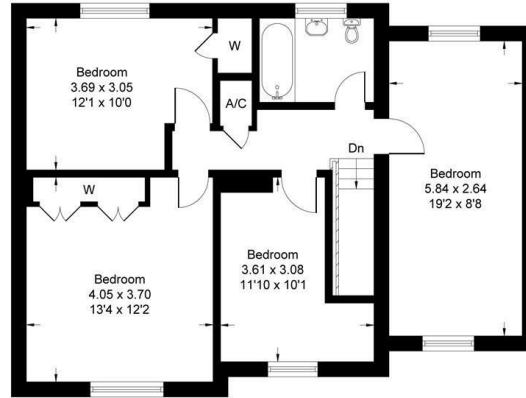
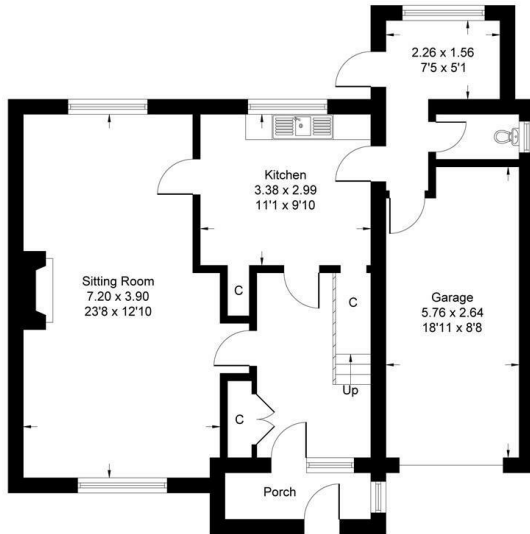
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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



Shiralee

Shiralee

Approximate Gross Internal Area = 125.01 sq m / 1346 sq ft
 Garage = 14.59 sq m / 157 sq ft
 Total = 139.60 sq m / 1503 sq ft



Ground Floor

First Floor

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Shiralee



Shiralee





Viewing

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map

