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Taylor & Fletcher



22 Godfrey Place

Upper Rissington, Cheltenham, GL54 2QN

Guide Price £325,000





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A beautifully presented two bedroom townhouse with garden and parking, occupying a superb position within the popular Cotswolds village of Upper Rissington.

LOCATION

Godfrey Place is set on the edge of the village of Upper Rissington, a popular residential location with recently built and upgraded facilities known as the Village Square, which includes a Co-op shop, pharmacy, charity shop and gymnasium. Further facilities include a veterinary practice, village hall and primary school. The nearby village of Bourton-on-the-Water provides a wider range of shops, supermarkets and an excellent secondary school, while the Cotswold towns of Burford and Stow are also close by. There are mainline rail services from Kingham (6 miles) and the regions major centres of Cheltenham, Cirencester and Oxford are within easy travelling distance. The surrounding Cotswolds provide a wealth of rural leisure opportunities.

DESCRIPTION

No.22 Godfrey Place comprises a beautifully appointed end of terrace townhouse occupying a superb position within the popular development of Upper Rissington. The accommodation is arranged over two floors with a large open plan ground floor living room with kitchen, dining and seating areas with access directly out to the garden and a downstairs cloak room. On the first floor there is a principal bedroom with en suite shower room, a further family bathroom and good sized second bedroom with study area. The property is constructed of brick elevations under a pitched plain tiled roof and has allocated parking and additional visitor parking adjacent.

Approach

Painted timber door with outside light to:

Entrance Hall

With stairs rising to first floor, pair of doors to built in cloaks cupboard with hanging rail and

shelving and housing the Potterton gas fired central heating boiler.

Further painted timber door to:

Cloakroom

With low level WC, pedestal wash hand basin with chrome taps and tiled splash back.

From the hall, painted timber door to:

Open Plan Living Room

Comprising kitchen, dining and seating areas with double glazed casement window to side elevation and further painted double glazed door leading out to the rear garden. Painted timber door to deep below stairs storage cupboard with shelving and hanging rail.

Fitted kitchen comprising four ring induction hob with brushed stainless steel extractor over, comprehensive range of built in below work surface cupboards and drawers and built in Indesit dishwasher. Built in washing machine and three quarter height unit with built in refrigerator and freezer. Further three quarter height unit with built in oven/grill with cupboards above and below, tiled splash back and range of eye level cupboards.

From the hall, stairs with painted timber handrail rise to the:

First Floor Landing

With painted timber door to:

Bedroom One

Double aspect with double glazed casement windows with New England shutters to rear and side elevations. Built in wardrobe with hanging rail and shelving. Dressing area.

Painted timber door to:

En-Suite Shower Room

With low level WC with built in cistern, wall mounted wash hand basin with chrome mixer tap, heated towel rail and shelving. Built in shower with bi-fold glazed doors and chrome fittings. Recessed ceiling spotlighting.

From the landing, timber door to:

Bathroom

With tiled floor and matching suite comprising wall mounted wash hand basin with chrome mixer tap, low level WC with built in cistern, paneled bath with chrome mixer tap and separate wall mounted chrome shower with glazed shower panel. Part tiled walls, recessed ceiling spotlighting and opaque double glazed casement to side elevation. Heated chrome towel rail.

From the landing, timber door through to:

Bedroom Two

Double aspect with double glazed casement windows with New England style shutters to front and side elevations.

OUTSIDE

No.22 is approached from Godfrey Place via a paved drive with parking to one side and lawn leading to the front door. Set to the rear of the house and accessed from the principal living room is the rear garden with separate pedestrian access. A paved path leads around the rear of the house and down the side of the garden in turn leading to a detached shed/store.

The principle garden is laid to lawn with sculpted herbaceous borders surrounding with a mature Wisteria and a variety of shrubs and plants. Set to the side of the house is an extensive paved terrace and raised deck area with space for a greenhouse and bordered by close board timber fencing, enjoying a fine southerly aspect overlooking the communal gardens and grounds of this part of Upper Rissington.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating. BT broadband connected.

COUNCIL TAX

Council Tax band B. Rate Payable for 2024/ 2025: £1,702.15

LOCAL AUTHORITY

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

TENURE

Leasehold - 999 year lease with 992 years remaining.

Annual service charge currently £181.58. Further information available from the agents.

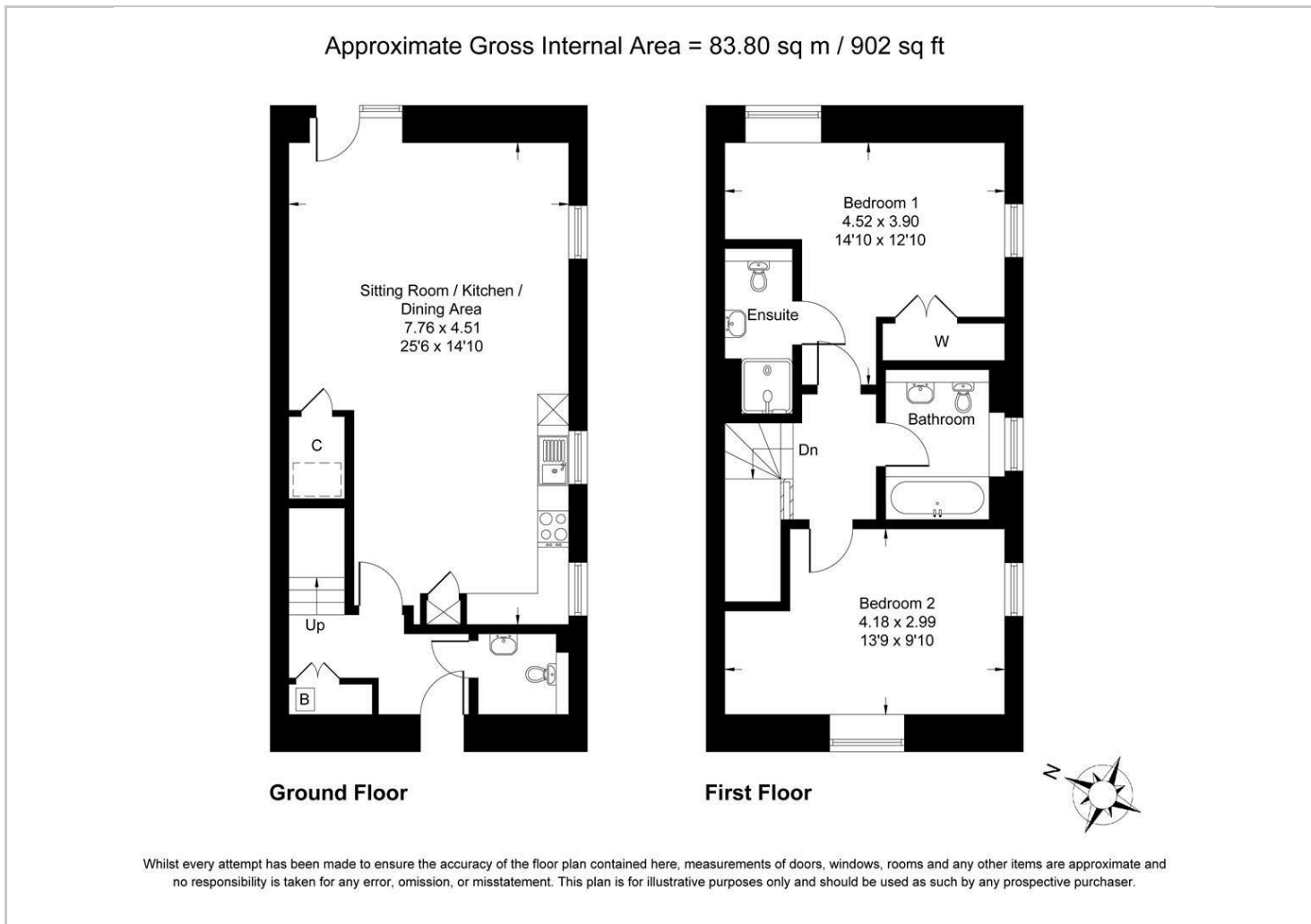
DIRECTIONS

From Bourton-on-the-Water take the Rissington Road and climb through Little Rissington to the T junction and turn right towards Upper Rissington village. Take the first left at the roundabout and left again at the next roundabout, follow the road all the way around to the T junction. Turn right at the T junction and immediate left, No.22 will be found after a short distance on the right hand side.

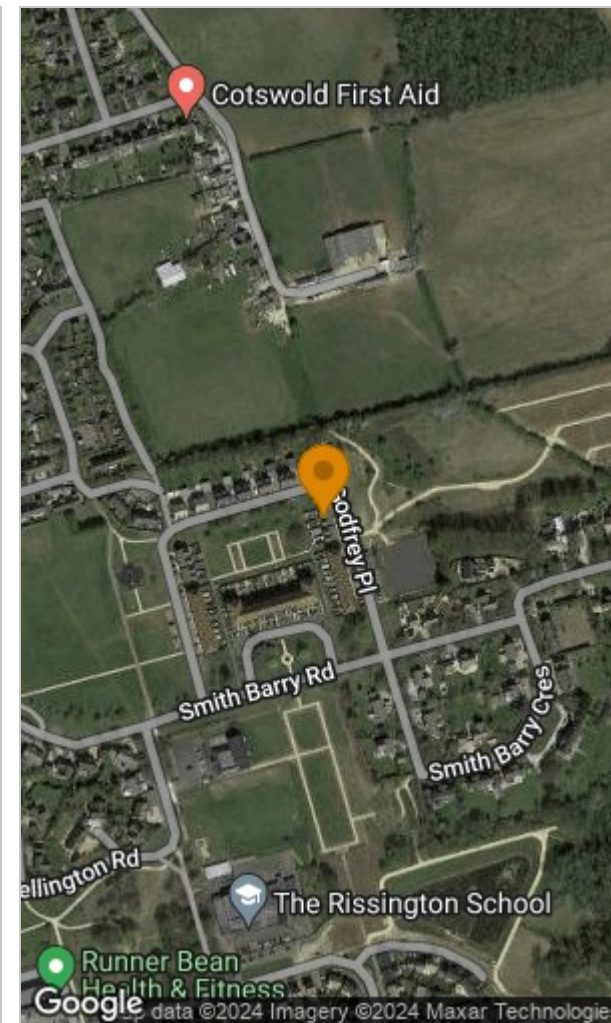
What 3 Words: trouble.hillsides.protected



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="font-size: 2em; font-weight: bold;">79</div> <div style="font-size: 2em; font-weight: bold; color: green;">90</div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	