

established 200 years

# Tayler & Fletcher



## The Old Shop Little Rissington GL54 2ND

**Guide Price £385,000**

*A refurbished and extended Grade II listed Cotswold Cottage set in the heart of the village with 2 reception rooms, a kitchen/breakfast room, a bathroom, 2 bedrooms and a separate WC on the first floor. An established private rear garden and parking for 2 cars. NO ONWARD CHAIN.*

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)



## 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

The Old Shop is a charming Grade II listed Cotswold stone period property set in the heart of the village of Little Rissington with a more recent modern extension to the rear. The cottage retains considerable character and charm with a modern twist with an open plan kitchen/breakfast room to the rear with bi-fold doors to the rear garden, a dining room and sitting room to the front, the sitting room having a fine open fireplace fitted with a wood burning stove and a deep bay to the front. There is a bathroom off the kitchen. On the first floor there is a good sized double bedroom, second bedroom and a separate WC. Set to the rear of the cottage is a private terrace and rear garden with separate vehicular access and parking for two cars.

### Approach

Solid painted timber front door with covered entrance and outside light opens into:

### Sitting Room

With double aspect with painted Cotswold stone mullioned window with secondary glazing to rear elevation, deep recessed bay with glazed casements with secondary glazing and window seat, wide open fireplace with heavy timber bressumer over and stone hearth and recess, fitted with a wood burning stove. Recessed ceiling spotlighting and beams.

### Approach

Bi-fold sliding doors and outside light to:

### Kitchen/ Dining Room

With fitted kitchen comprising worktop with one and a half bowl stainless steel sink unit with chrome mixer tap, in-set four ring induction hob with brushed stainless steel splashback and part-glazed brushed stainless steel extractor over, built-in oven/grill below, built-in refrigerator, built-in freezer, built-in washing machine and built-in slimline

dishwasher, further cupboards and drawers, a range of eye-level cupboards over and three quarter height cupboard to one side housing the Heatrae Sadia electric central heating system. Recessed ceiling spotlights and bi-fold sliding doors with outside light leading out to the rear garden.

From the kitchen, solid timber door to:

### Bathroom

With double glazed casement to rear elevation, a matching suite comprising panelled bath with chrome mixer tap with wall mounted shower over, glazed shower panel, pedestal wash hand basin with tiled splash back and low-level WC.

From the kitchen, steps and archway down to the:

### Dining Room

With recessed former fireplace and part-exposed stone wall, window seat with painted mullioned casement window to front elevation, heavily beamed ceiling and step and solid timber door through to the sitting room. Cottage staircase to one corner with built-in cupboard below rises to the:

### First Floor Landing

With access to roof space, double glazed casement to rear elevation, recessed ceiling spotlighting and solid timber door to:

### Bedroom 1

With double glazed casement window to rear elevation, built-in cupboard and walk-in eaves storage cupboard, access to roof space.

From the landing, sliding solid timber door to:

### Bedroom 2

With painted mullioned window to front elevation with secondary glazing and bespoke built-in cupboards. Recessed ceiling spotlighting.

From the landing, bi-fold timber door to:

### Cloakroom

With low-level WC, wall mounted wash hand basin with chrome mixer tap and painted beamed ceiling, recessed ceiling spotlights and double glazed casement window to the rear of the property with secondary glazing.

## OUTSIDE

The Old Shop fronts onto the village street with front door leading through to the sitting room. A vehicular access to the rear leads to a shared gravelled parking area with private parking for two cars for The Old Shop with a Cotswold stone wall leading through to the principal garden bisected by a cut Leylandii hedge and laid to lawn with a central path with Lavender border to one side and steps leading down to a private paved terrace immediately to the rear of the cottage.

## **SERVICES**

Mains Electricity, Water and Drainage are connected. Electric central heating. Mains drainage (shared via neighbouring property).

## **LOCAL AUTHORITY**

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

## **COUNCIL TAX**

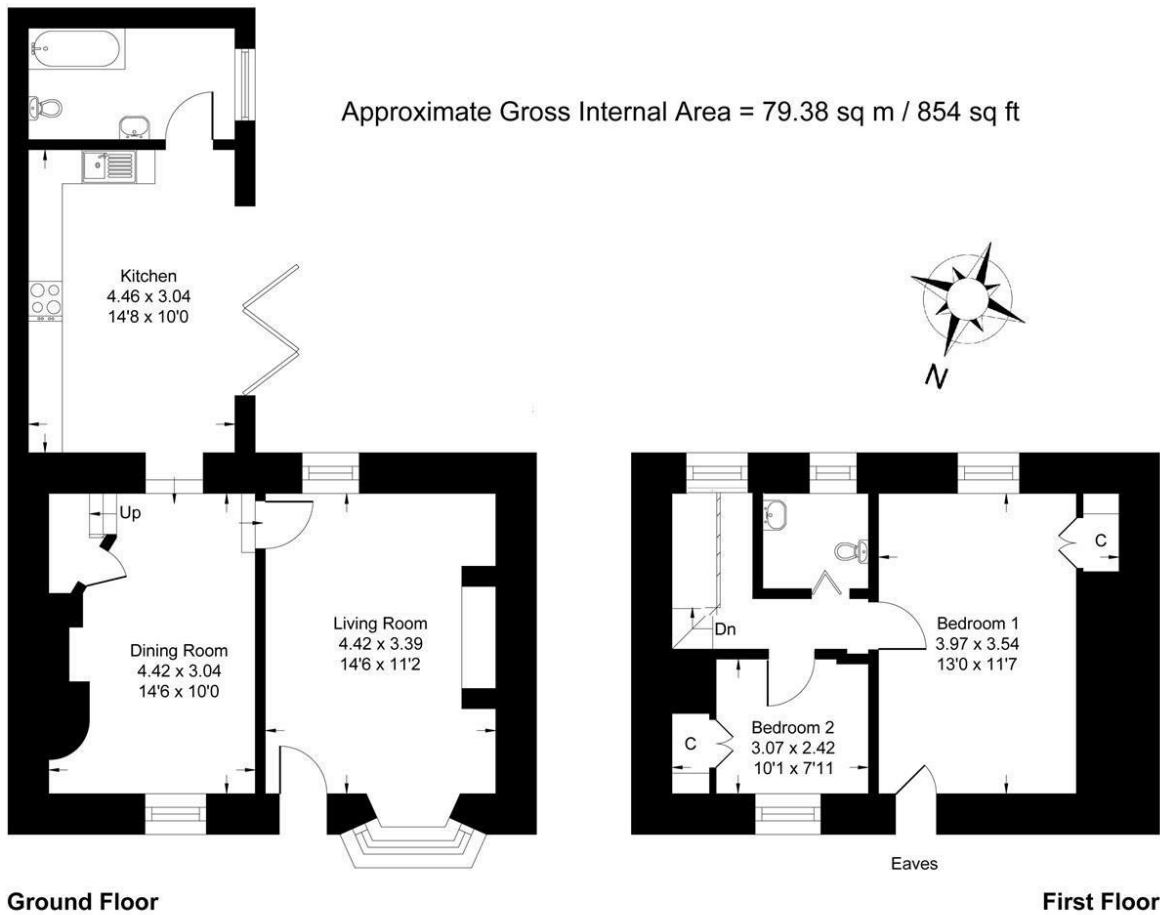
Council Tax band D. Rate Payable for 2024/ 2025: £2,126.29

## **DIRECTIONS**

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

What3Words Location: [chilling.desktops.appraised](https://www.what3words.com/location/chilling.desktops.appraised)

# 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

# Area Map



# Energy Efficiency Graph

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

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