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# Tayler & Fletcher



21 Greens Close

Great Rissington, Cheltenham, GL54 2LJ

Guide Price £315,000 for 70% Share (TO BE CONFIRMED)





## 21 Greens Close

Great Rissington, Cheltenham, GL54 2LJ

A 4 bedroom semi-detached family home with driveway parking for three cars and situated within the much sought after village of Great Rissington. The property is offered For Sale at 70% of its total value.

### LOCATION

Greens Close is set on the edge of the popular village of Great Rissington, a classic Cotswolds village with an active community centred around the village primary school, The Lamb Inn, St John the Baptist village church and village cricket team and sports and social club. Bourton-on-the-Water, Stow-on-the-Wold and Burford are all within a 6 mile radius providing a comprehensive range of services including supermarkets, shops, restaurants and boutiques, doctors, dentists and excellent local schooling including the award winning Cotswold School at Bourton.

The regional centres of Cheltenham, Oxford and Cirencester are all within easy travelling distance together with a wide range of cultural and sporting pursuits. There are main line rail connections nearby at Kingham (London Paddington 80 minutes) and Cheltenham (18 miles).

### DESCRIPTION

21 Greens Close comprises a semi-detached property of reconstituted stone elevations under a pitched plain concrete tiled roof with accommodation arranged over two floors comprising an open plan sitting room with log burner, kitchen/ dining room with French doors out to the rear garden and cloakroom on the ground floor. There are four bedrooms and a bathroom on the first floor. The property is set within a private garden with paved driveway to the front providing parking for three cars and the former garage has been partially converted into a utility room.

### Approach

Entrance porch with recess and recessed ceiling spotlight, matwell and solid painted timber front door with opaque glazed insert to:

### Hallway

With stairs rising to first floor and:

### Cloakroom

With a hanging area for coats and low-level WC, wash hand basin with chrome mixer tap and built-in cupboard below and extensive recessed cupboard with built-in shelving. Recessed ceiling spotlight.

From the sitting room a wide archway interconnects through to the:

### Open Plan Sitting Room

With wide double glazed casement window to front elevation, Dovre wood burning stove on a Slate hearth, engineered timber flooring throughout, below stairs storage cupboard, recessed ceiling spotlight and painted timber door to:

### Kitchen/ Dining Room

With continuation of the timber flooring with double glazed French doors leading out to the rear garden. Extensive built-in cupboards and fitted kitchen comprising a ceramic sink with brass mixer tap, four ring Bosch induction hob, comprehensive range of below worksurface cupboards and drawers, space with plumbing for dishwasher, a three quarter height unit to one side with double oven/grill with cupboards above and below, space for upright fridge/freezer with book shelving to one side, central island unit with matching worktop and breakfast bar with built-in drawers below and power. Recessed ceiling spotlighting, wide picture window overlooking the rear garden and further double glazed casement to side elevation. Wall mounted LG dual inverter air to air source heat pump and air conditioning.

From the sitting room, stairs with painted timber hand rail and balustrade rise to the:

### First Floor Landing

With recessed ceiling spotlighting and access to roof space, painted timber door to airing cupboard with pine slatted shelving and pressurised hot water cylinder and painted timber doors to:

### Bedroom 1

With double glazed casement window to front elevation and double doors to deep built-in wardrobe cupboard with hanging rail and shelving.

From the landing, painted timber door to:

### Bedroom 2

With double glazed casement window overlooking the rear of the property.

From the landing, painted timber door to:

### Bedroom 3

With double glazed casement window overlooking the rear of the property.

From the landing, painted timber door to:

### Bathroom

With Karndean floor and matching suite of panelled bath with chrome mixer tap and separate wall mounted shower with chrome fittings, glazed shower panel, part-tiled walls, low-level WC, wash hand basin with built-in cupboards below, chrome mixer tap and tiled splashback, vertical heated towel rail, opaque double glazed







casement window to side elevation.

From the landing, painted timber door to:

#### Bedroom 4

With double glazed casement window to front elevation and door to deep walk-in wardrobe cupboard with hanging rail and shelving.

#### OUTSIDE

21 Greens Close is approached from Greens Close via a paved drive with parking for three cars with a path leading up to the front door with lawn and raised bed to one side. Set to the rear of the house is a private terraced garden with close board timber fencing and leading around to the side of the property with separate utility and path back to the front door. Immediately to the rear of the property the French doors from the kitchen/dining room lead onto a paved path and small Astro lawned area and the LG Dual inverter air source heat pump to the side. The path continues around the side to the utility room at the rear of the former garage. The pathway continues further around to the main side garden laid mainly to lawn with a raised deck to one side, raised deck seating area with clipped beech hedging and a detached storage shed and a gate leads back to the front drive parking for three cars (one in front of the former garage) and a single up and over door to the former garage (part now converted to separate utility).

#### Utility Room

With glazed painted timber door and Oak floor with space for washing machine and drier, worktop with circular stainless steel sink unit with chrome mixer tap and built-in cupboards and drawers below, space for further storage.

#### SERVICES

Mains Electricity, Water and Drainage are connected. Heating via air source heat pump.

#### 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 C. Rate Payable for 2024/ 2025: £1,876.92

#### HOUSING ACT

The Property contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived and worked within the Gloucestershire or the Cotswold's Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Councils website.

#### TENURE

Freehold with Vacant possession upon completion.

#### AGENT'S NOTE

This property is subject to a Local Authority restriction which stipulates that the Seller must pay to the Council a fee of 0.75% of the sale price of the property upon exchange of contracts. No rent or other charges apply during occupation. This restriction will remain in place for every subsequent sale of the property., therefore the guide price of £315,000 is for a 70% Share of the property. The other 30% Share remains under the Ownership of the Local Authority.

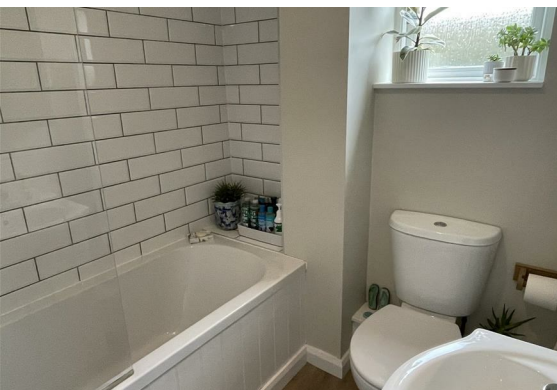
There is an option to purchase the Council Owned 30% Share at a later date if desired.

Stamp Duty Land Tax is payable on the value of the Share being purchased, so in this case 70% of the total value.

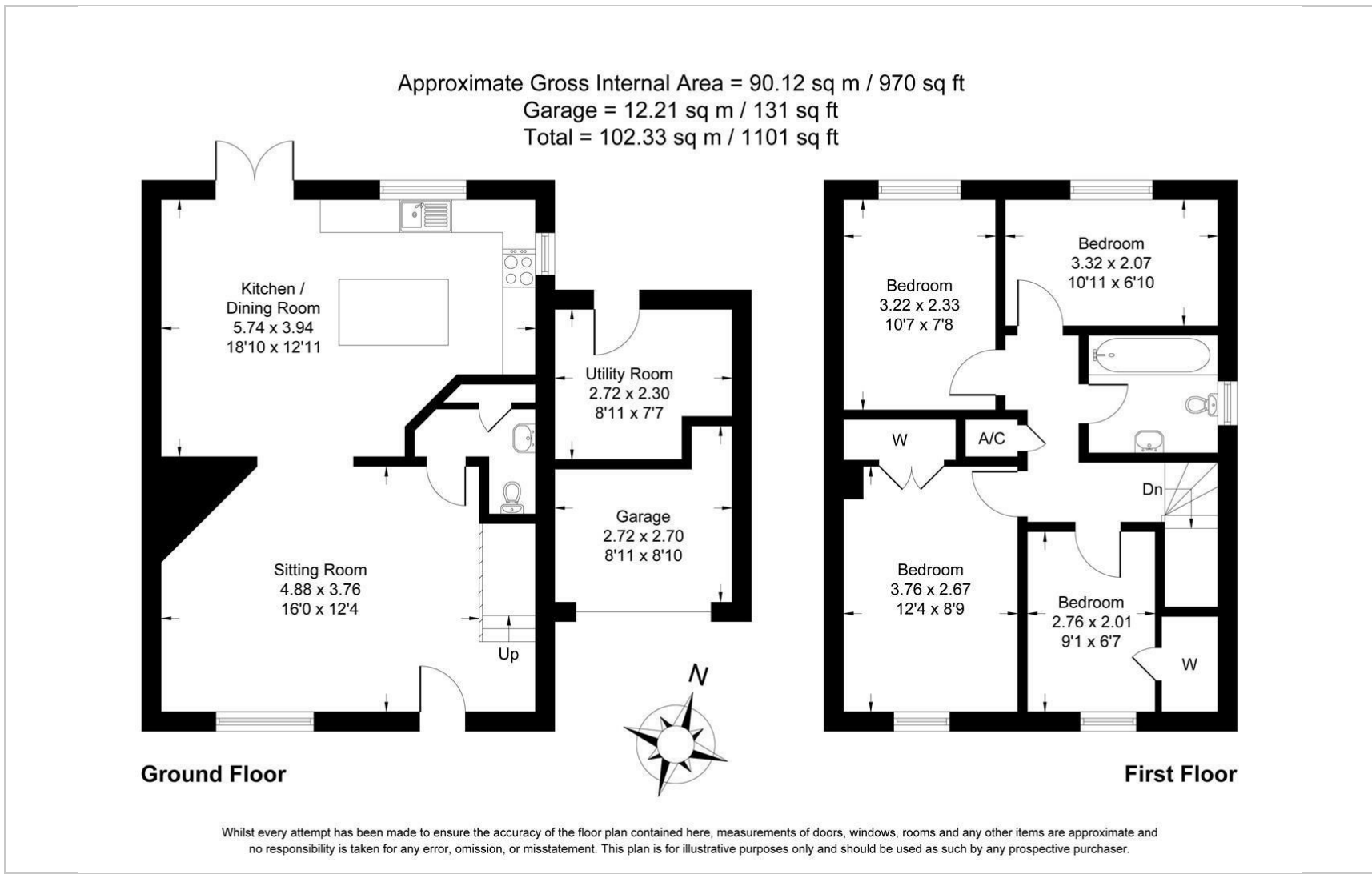
#### DIRECTIONS

From Bourton-on-the-Water take the Rissington Road out of the village and then take the right hand turn signposted to Great Rissington and the Barringtons. Follow the lane to Great Rissington and just after the first right hand bend Greens Close can be found on your right with No.21 being the first property on your right.

What3Words: ///myth.lordship.sharper



## Floor Plan



## 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.

## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	62	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	