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# Tayler & Fletcher



15 Bleriot Road  
Upper Rissington, Cheltenham, GL54 2NN  
**Guide Price £389,000**





## 15 Bleriot Road

Upper Rissington, Cheltenham, GL54 2NN

*An extended 3 double bedroom semi-detached family home located in the popular Cotswolds village of Upper Rissington.*

### LOCATION

Bleriot Road is set centrally within 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 new veterinary practice, village hall and primary school. The nearby village of Bourton-on-the-Water provides a wider range of shops, supermarkets 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

15 Bleriot Road comprises a substantial extended semi-detached house of brick elevations under a tiled roof with a good-sized garden to the rear and accommodation arranged over two floors comprising a central hall with utility and cloakroom off an interconnecting kitchen and dining room to one side and a substantial sitting room with a further music room/snug to the rear. On the first floor there are three good sized double bedrooms and a family bathroom and the property occupies a mature and peaceful residential area of the village.

### Approach

Covered entrance with outside light and opaque glazed painted front door with matching panel to side leads to:

### Hall

With tiled floor and door to housemaids cupboard housing the electricity fuse box, recess with built-in shelving and timber door to cloaks cupboard, further timber door leading through to:

### Utility/ Rear Hall

With wall mounted gas-fired central heating boiler, space and plumbing for washer/drier. Door to rear garden and painted timber door to:

### Cloakroom

With continuation of the tiled floor with opaque double glazed casement window to side elevation, wall mounted wash hand basin with tiled splash back.

From the hall, timber door to:

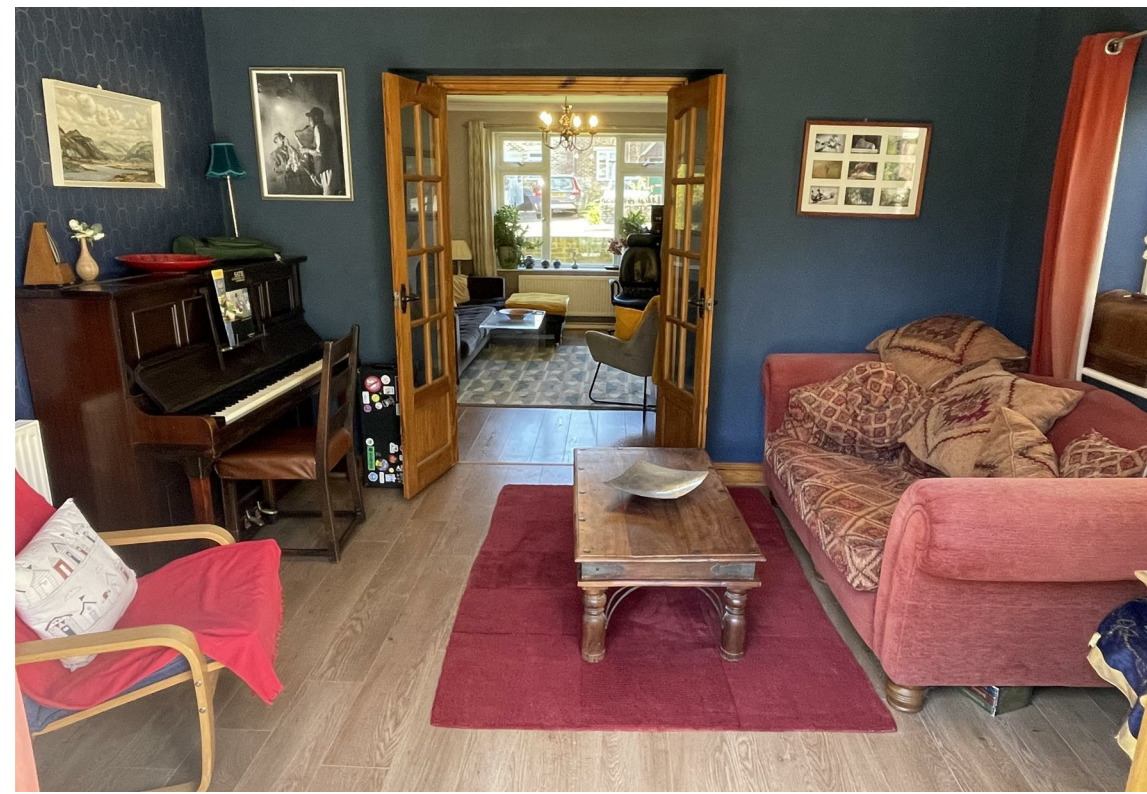
### Kitchen/ Dining Room

With double aspect with double glazed casements to front and rear elevations. Kitchen area comprising a fitted kitchen with a sink with brushed stainless steel mixer tap and tiled splash back, space and electric cooker point with brushed stainless steel extractor over, a range of built-in cupboards and drawers, built-in dishwasher, two magic corner cupboards and three quarter height unit to one side with refrigerator and freezer. A range of eye-level cupboards and recessed ceiling spotlighting.

From the hall, timber door to:

### Sitting Room

With feature fireplace fitted with a wood burning stove, wide double glazed casement window to front elevation, timber laminate floor, coved ceiling and







three wall light points, dado rail and a pair of glazed timber doors through to the:

### Music Room/ Snug

With wide double glazed French doors looking out to the rear garden and further wide double glazed casement to side elevation, coved ceiling and recessed shelving.

From the hall, stairs with timber balustrade and handrail rise to the:

### First Floor Landing

With timber door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving and timber door to:

### Bedroom 1

With wide double glazed casement window to front elevation and a range of built-in wardrobes with mirror fronted sliding doors, access to roof space and recess with built-in cupboards over.

From the landing, timber door to:

### Bedroom 2

With double glazed casement window overlooking the rear garden, eaves storage.

From the landing, timber door to:

### Bathroom

With refurbished suite comprising tiled floor, tiled panelled bath with centrally positioned chrome mixer taps, low-level WC, circular wash hand basin on a tiled plinth with chrome mixer tap, tiled walls and deep shower cubicle with chrome fittings. Opaque double glazed casement to rear elevation.

From the landing, timber door to:

### Bedroom 3

With double glazed casement window to front elevation and a built-in wardrobe with double doors.

## OUTSIDE

No.15 Bleriot Road is approached from Bleriot Road via a path and picket gate with a wall to the front and a path leading to the front door with lawn to either side. There is unallocated off-street parking to the front. Set to the rear of the property is the garden with a paved terrace with dwarf walls surrounding immediately to the rear of the property with the principal gardens laid mainly to lawn with a substantial DETACHED SUMMERHOUSE to one corner and herbaceous shrubs and borders to either side.

## SERVICES

Mains Electricity, Water and Drainage are connected. Central heating via LPG from the local tank.

## 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 2025/2026: £2,049.06

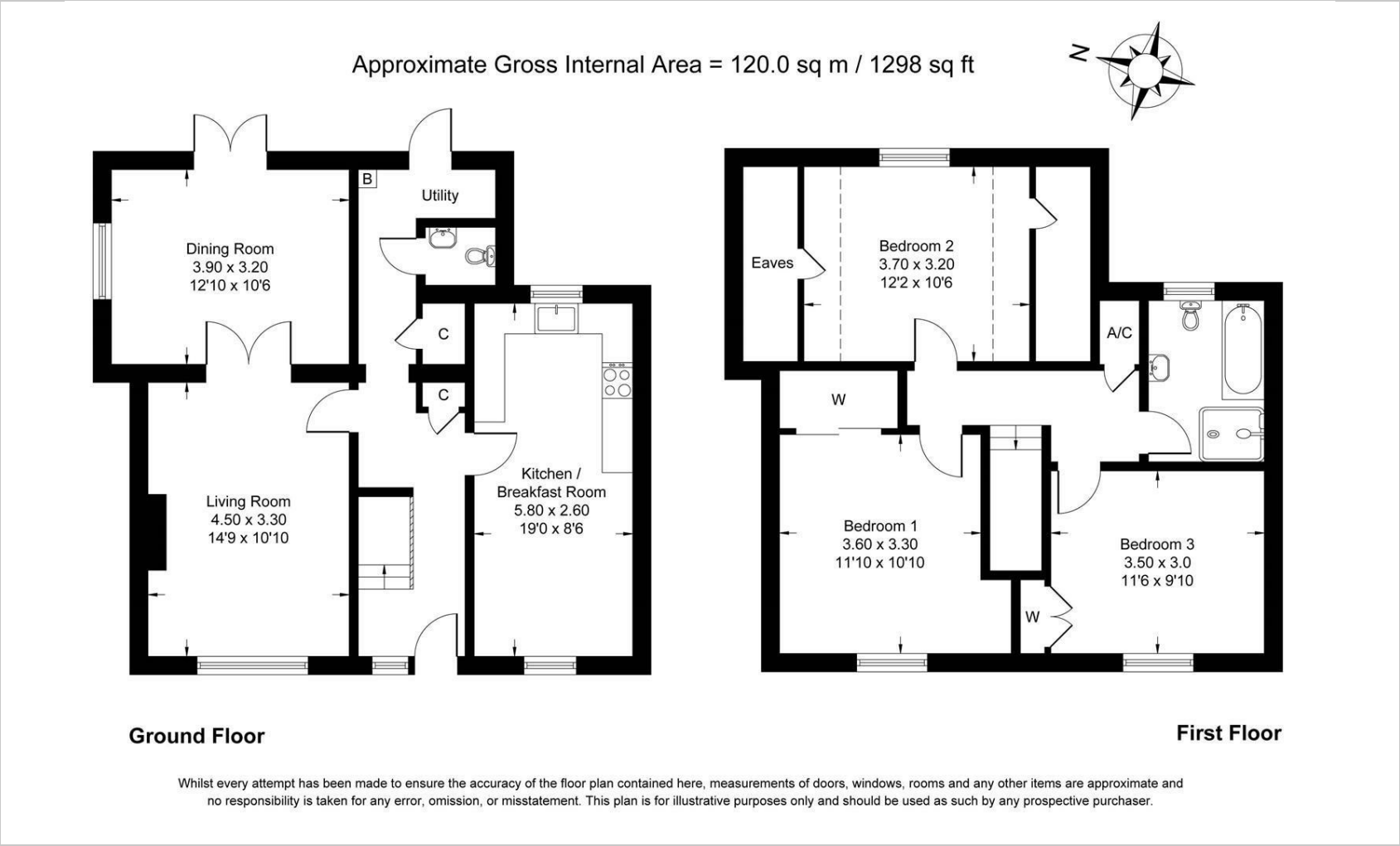
## DIRECTIONS

From Bourton-on-the-Water take the Rissington Road up through Little Rissington. Upon reaching the T-junction at the top turn right and then take the first left into the village onto Sopwith Road. Follow the road around to the right, taking the first left into Farman Crescent and then turn right into Bleriot Road where the property will be found on your left hand side.

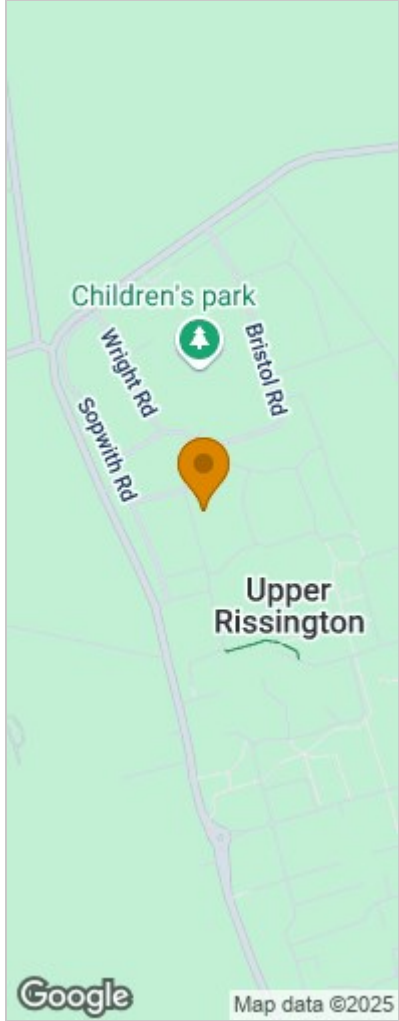
What3Wprds: [plausible.intruders.blows](https://www.what3words.com/plausible.intruders.blows)



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.

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