

established 200 years

Tayler & Fletcher



10 Sopwith Road
Upper Rissington, Cheltenham, GL54 2NS
Guide Price £312,500





10 Sopwith Road

Upper Rissington, Cheltenham, GL54 2NS

A well presented 2 bedroom semi-detached house with a good size rear garden, situated on the edge of this popular village. NO ONWARD CHAIN.

LOCATION

Sopwith Road 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 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

The property comprises a good size semi-detached house of brick elevations under a concrete tiled roof set back off Sopwith Road with an allocated parking opposite and with accommodation arranged over two floors with an open plan kitchen/dining room and with a utility room off, a large sitting room to the front and two good sized double bedrooms on the first floor and a shower room. The property is offered for sale with no onward chain.

Entrance Lobby

With outside light, double glazed casements to each side, tiled floor and decorative leaded light double glazed UPVC front door to:

Hall

With matwell, stairs rising to first floor, built-in cupboard housing the electricity meter, below stairs storage area and door to:

Sitting Room

With wide double glazed casement window to front elevation, coved ceiling and decorative fireplace with an electric coal effect fire.

From the hall, door to:

Kitchen/Dining Room

Having kitchen area comprising fitted kitchen with one and a half bowl sink unit with mixer tap, tiled splashback, Rangemaster Leisure electric range cooker. Space and plumbing for dishwasher, built-in cupboards and drawers, range of eye-level cupboards and Belling extractor over hob. Double glazed casement window to rear elevation, recessed ceiling spotlighting, further matching worktop with built-in cupboards above and below, matching tiled splashback and display shelving.

Dining area with coved ceiling and double

glazed French doors leading out to the rear terrace and garden.

From the kitchen, door to:

Utility Room

With worktop, with space and plumbing for washing machine, boiler and high-level cupboard. Double glazed casement to side elevation.

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

First Floor Landing

With double glazed casement to front elevation, timber balustrade, airing cupboard with foam lagged hot water cylinder, access to roof space and doors to:

Bedroom 1

With wide double glazed casement window to front elevation and an extensive range of built-in wardrobe cupboards, further built-in cupboard with built-in shelving.

From the landing, door to:

Bedroom 2

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

From the landing, door to:

Shower Room

With deep built-in shower cubicle with sliding glazed doors and chrome fittings. Pedestal wash hand basin and low-level WC. Chrome heated towel rail, opaque double glazed casement window to rear elevation.

Outside

The property is approached from Sopwith Road via a pedestrian gate with a front garden and path leading to the front door, the garden being laid mainly to lawn. Set to the rear of the property is a good sized rear garden with separate access to the side, and with a paved terrace immediately to the rear of the house and a path leading through the garden to a detached shed (dilapidated), the principal garden being laid to lawn with a mature lime tree to one corner and close board timber fencing to either side.

SERVICES

Mains Electricity, Water and Drainage are connected. Oil fired central heating.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax band C. Rate Payable for 2025/2026: £2,049.06

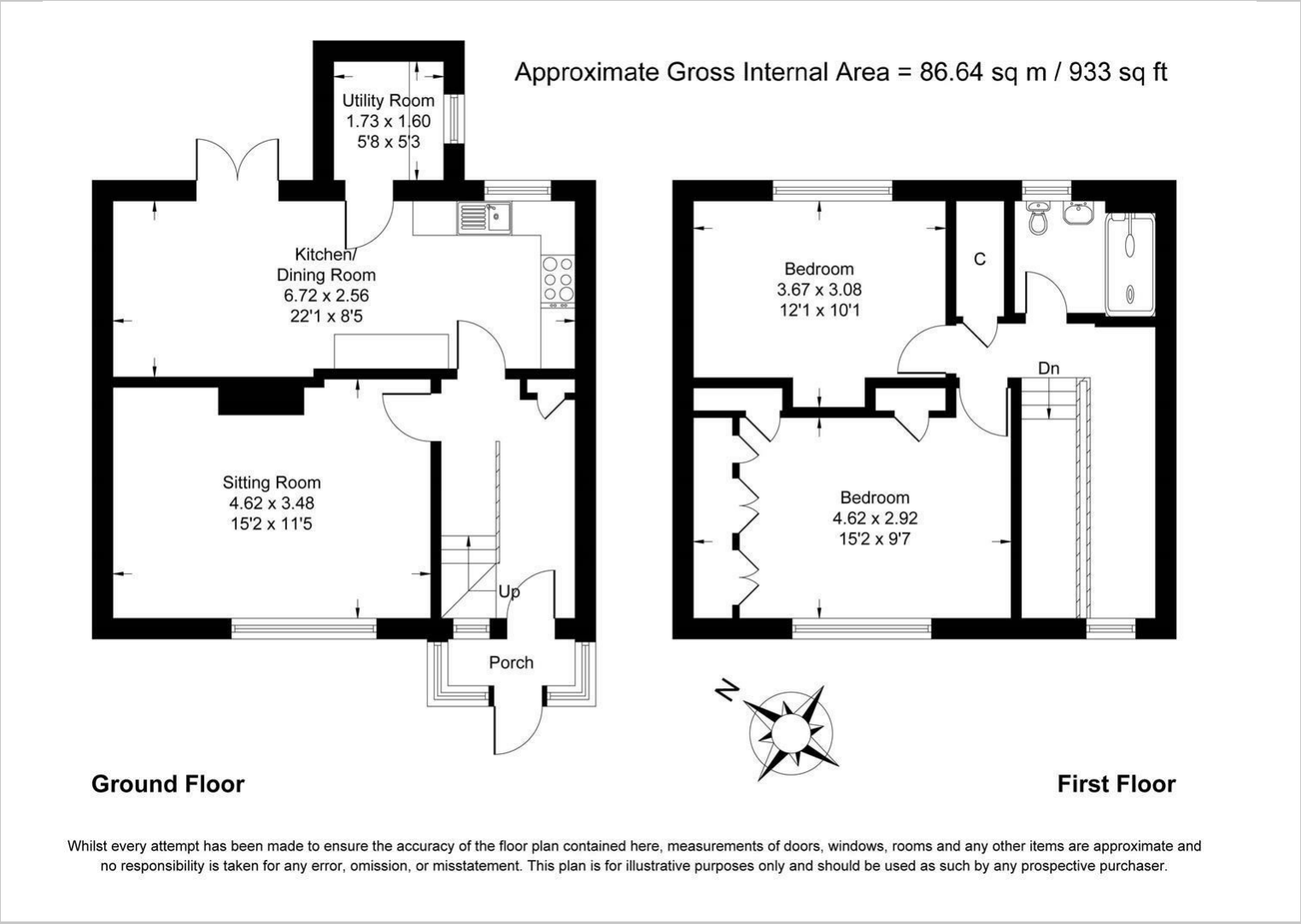
DIRECTIONS

From Bourton-on-the-Water take the Rissington Road and climb through Little Rissington to the T junction. Turn right towards the Barringtons and take the first left hand turn into Sopwith Road. Turn left in front of Dragon Vets and the property will be found on your right hand side.

What3Words: [///proffesses.icons.slime](https://www.what3words.com/#!/proffesses.icons.slime)



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 firms 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) A		
(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	