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# Tayler & Fletcher



15 Godfrey Place  
Upper Rissington, Cheltenham, GL54 2QN  
**Guide Price £450,000**





## 15 Godfrey Place

Upper Rissington, Cheltenham, GL54 2QN

*A spacious and beautifully presented semi-detached 3 bedroom townhouse with single garage, driveway parking and well tended garden to the rear.*

### LOCATION

Godfrey Place is set in the heart 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

15 Godfrey Place is a modern and beautifully presented semi-detached family house set in a peaceful position in the centre of the village with a lovely open outlook to the front. The house is constructed of redbrick elevations under a pitched roof with detached single garage set back to the side and driveway parking for 3 cars. The property has well planned accommodation arranged over three floors with entrance hallway, open plan principal reception room, cloakroom/ utility on the ground floor. On the first floor there are two double bedrooms and a family bathroom. On the second floor is the master suite with bedroom, walk-in wardrobe and en suite shower room. The property has a lovely private garden to the rear.

### Approach

Via composite front door with opaque glazed inserts to:

### Hall

With timber effect Karndean floor, stairs rising to first floor and painted timber door to:

### Cloakroom/ Utility Room

With continuation of the Karndean floor with low-level WC with built-in cistern and wall mounted wash hand basin, worktop with built-in cupboards below and space and plumbing for washing machine, eye-level cupboard over with Potterton a-fired central heating boiler, opaque double glazed casement window to front elevation.

From the hall, painted timber door to the:

### Principal Reception Room

Comprising kitchen, dining and sitting areas with bespoke fitted kitchen comprising a Corian worktop with upstand and with a comprehensive range of built-in cupboards and drawers below including a built-in dishwasher, one and a half bowl stainless steel sink unit with mixer tap, five ring gas brushed stainless steel hob with built-in oven/grill below, glazed splashback and brushed stainless steel extractor over, three quarter height cupboard to one side housing the built-in refrigerator and freezer, range of eye-level cupboards, recessed ceiling spotlighting, continuation of the Karndean floor and painted timber door to below stairs storage cupboard. Dining area with double glazed window to side elevation and principle seating area, all with continuation of the Karndean floor and with a part double glazed mono pitch roof with double glazed french doors leading out to the rear garden with glazed panels to either side.

From the hall, stairs with painted balustrade and timber hand rail with painted hand rail to side, rise to the:

### First Floor landing

With double glazed window to side elevation and painted timber door to built-in airing cupboard with pressurised hot water cylinder and pine slatted shelving over. Painted timber door to:

### Bedroom 2

With two pairs of double glazed casement windows overlooking the rear garden.

From the landing, painted timber door to:







### Bathroom

With tiled floor and matching suite comprising panelled bath with central chrome mixer tap, separate wall mounted shower with chrome fittings and with glazed shower panel, low-level WC with built-in cistern and wall mounted wash hand basin with chrome mixer tap, part-tiled walls and heated towel rail, recessed ceiling spotlighting.

From the landing, painted timber door to:

### Bedroom 3

With double glazed casement window to front elevation.

From the landing, painted timber door to:

### Secondary Landing

With double glazed window to front elevation and stairs with painted timber hand rails rising to the:

### Second Floor Master Bedroom Suite

With double glazed casements to side, front and rear elevations and with principle bedroom area with double glazed casement over the rear elevation. Recess and walk-in wardrobe with hanging rail and shelving and double glazed casement to front elevation, eaves storage and painted timber door to:

### En Suite Shower Room

With tiled floor and deep shower cubicle with sliding glazed door, wall mounted wash hand basin with chrome mixer tap and low-level WC with built-in cistern, part-tiled walls, recessed ceiling spotlighting.

### OUTSIDE

Number 15 Godfrey Place is approached from the highway with a path to the front door with herbaceous borders with lavender and box with covered entrance with outside light. Set to the side of the property is a tarmac driveway with parking for several cars, in turn leading to a DETACHED SINGLE GARAGE with single up and over door and of brick elevations under a pitched tiled roof with separate pedestrian access to the side.

Set to the rear of the house is a well tended private garden with paved terrace immediately to the rear of the house with a path leading to the pedestrian door to the garage and a gravelled path leading on down through the garden with lavender borders and gravelled

terraced seating area to the side and a less formal wild garden beyond, the principal garden being laid to lawn with herbaceous borders to one side and the property is bordered by close board fencing to either side. Set to the far end of the garden is a DETACHED SUMMER HOUSE/ HOME OFFICE and a number of mature sycamores.

### SERVICES

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

### 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 2025/ 2026: £2,283.14

### DIRECTIONS

From Bourton-on-the-Water take the Rissington Road and climb through Little Rissington to the T-junction and turn right. Turn left at the roundabout onto Mitchell Way and then left at the mini roundabout and follow the road around past the Village Hall. At the T junction turn right onto Smith Barry Road (unmarked) and then continue past the Officers Mess building, taking the next left into Godfrey Place. Continue past the tennis courts and around the corner where the property will be found on your right hand side.

What3Words: qualify.panics.attention

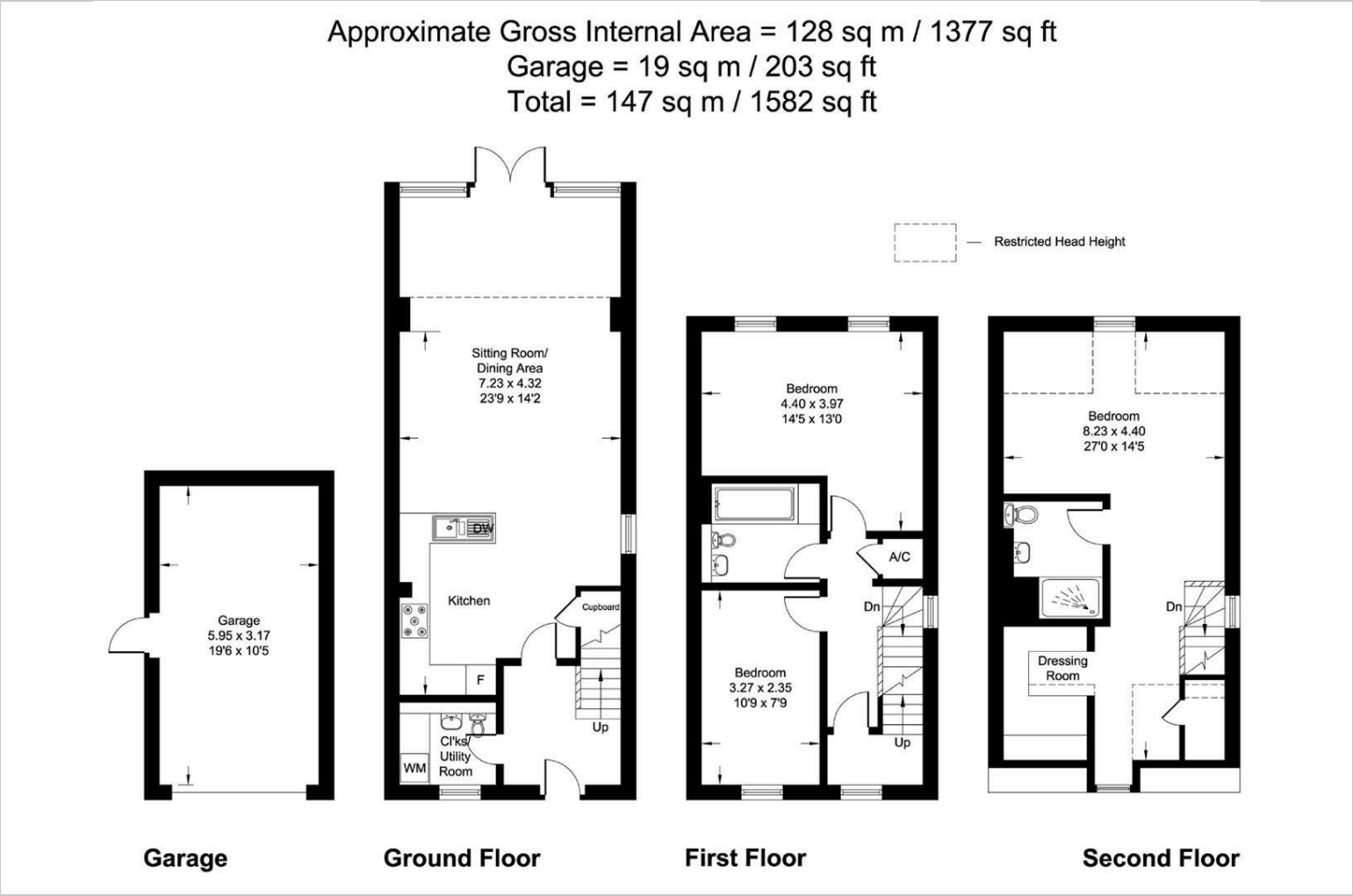
### ESTATE AGENT'S ACT 1979

In accordance with Section 21 of the Estate Agents Act 1979 we advise that the Vendor of this property is a member of staff at Tayler & Fletcher.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

