

16 HURRICANE CLOSE, UPPER RISSINGTON





# SPACIOUS HIGH-SPEC HOME IN VILLAGE LOCATION

Bourton-the-Water 2.5 miles, Stow-on-the-Wold 4.5 miles,  
Kingham 7 miles (trains to London Paddington from 76 mins),  
Burford 8 miles, Chipping Norton 11 miles and Cheltenham 19 miles.  
All distances are approximate.



4



3



1

EPC

B



Local Authority: Cotswold District Council

Council Tax band: F

Tenure: Freehold





## LOCATION

The village of Upper Rissington sits in the Area of Outstanding Natural Beauty surrounded by unspoilt rolling countryside. The village provides the advantages of a vibrant community but within easy access to Bourton-on-the-Water and Stow-on-the-Wold with a variety of restaurants, bars, doctor's surgery and shops. Further shopping facilities can be found in Cheltenham, Oxford and Swindon. The renowned Daylesford Organic Farm Shop is only 6 miles away. Within a short walk of the house are several shops, a gym, and the Ofsted-rated 'Outstanding' primary school, The Rissington School. Upper Rissington falls within the catchment area of The Cotswold Academy Secondary School, also rated as 'Outstanding'. Private schooling includes Kitebrook, Cheltenham Ladies, Cheltenham College and Dean Close.



















Built just over three years ago and presented in immaculate condition, this four bedroom detached home occupies an exclusive non estate position within a highly sought after village. Part of a private development of just 26 executive residences, the property offers well proportioned accommodation across three floors.

The ground floor features a spacious open plan reception room with patio doors leading out to the landscaped rear garden, complemented by a utility room and cloakroom. The upper floors provide generous bedrooms, including a striking glass fronted second floor studio/bedroom enjoying outstanding countryside views.

Outside, the home benefits from a double garage, ample off street parking, and a private, enclosed rear garden. Residents also enjoy shared access to a beautiful three acre private meadow.

A rare opportunity to acquire a modern, high specification home in a superb village setting.

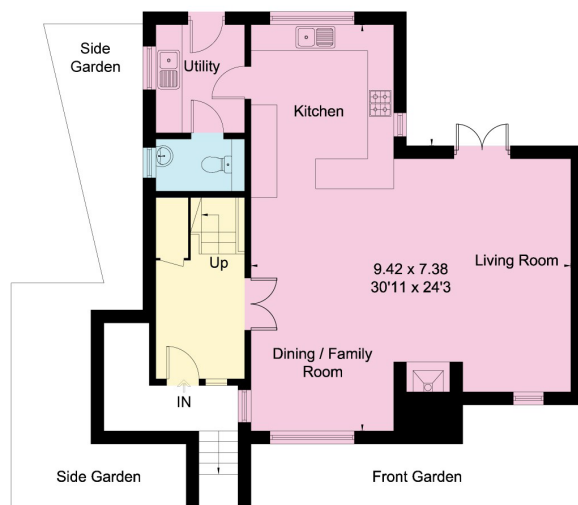
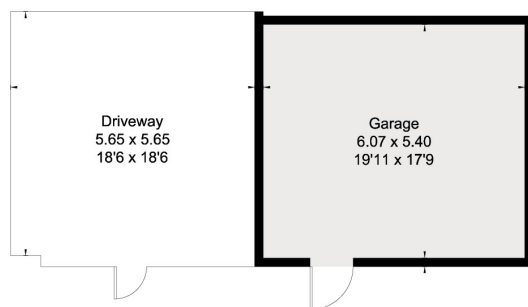




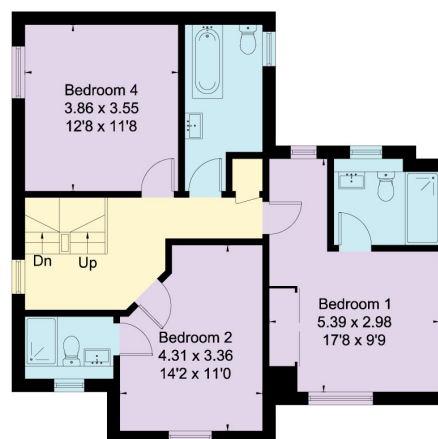




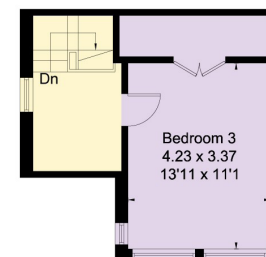
Approximate Floor Area = 177.6 sq m / 1912 sq ft  
Garage = 32.7 sq m / 353 sq ft  
Total = 210.3 sq m / 2265 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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