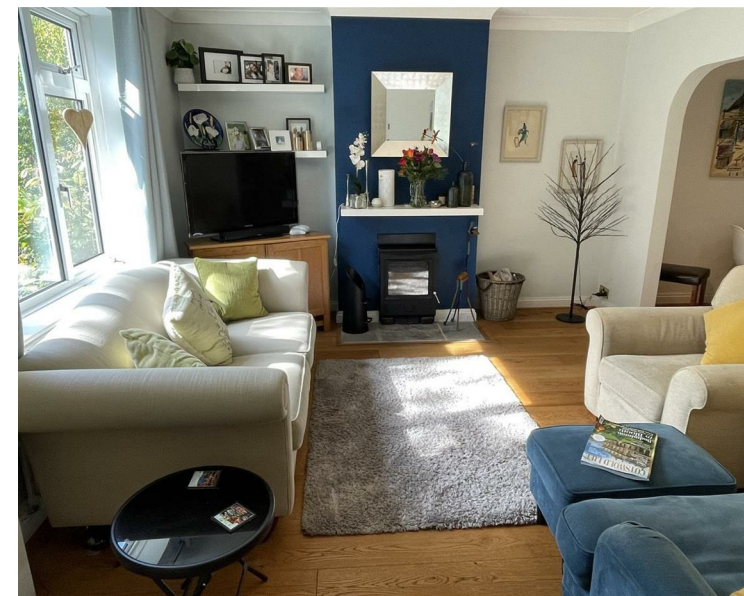


established 200 years

# Tayler & Fletcher



14 Sopwith Road  
, Upper Rissington, GL54 2NS  
**Guide Price £375,000**





## 14 Sopwith Road

, Upper Rissington, GL54 2NS

*A well appointed and extended semi-detached house offering further potential subject to any necessary consents and occupying a good mature position on the edge of the village of Upper Rissington.*

### LOCATION

Situated in the sought-after village of Upper Rissington, this property enjoys a peaceful setting within a thriving residential community. The village has been greatly enhanced in recent years and benefits from a central hub known as the Village Square, offering convenient amenities including a Co-op supermarket, pharmacy, gym, and a community charity shop. Residents also benefit from a well-regarded primary school, a modern veterinary practice, dance studio, skate park, tennis courts, a welcoming village hall and a social committee hosting a wide range of regular local events. Upper Rissington is ideally positioned between the popular Cotswold conurbations of Bourton-on-the-Water, Stow-on-the-Wold, and Burford, all of which provide a broader range of shops, restaurants, and educational facilities, including an outstanding secondary school in Bourton, The Cotswold School. For commuters, mainline rail services to Oxford and London are available from nearby Kingham station, while Cheltenham, Cirencester, and Oxford are all within easy reach by car. The surrounding Cotswold countryside offers endless opportunities for walking, cycling, and other outdoor pursuits.

### DESCRIPTION

14 Sopwith Road comprises a well appointed and substantial semi-detached family house with accommodation arranged over two floors, with excellent living and reception space comprising a hall interconnecting with an open plan fitted kitchen/dining room across the rear of the house with a large garden room to the rear, and also with an archway interconnecting to the sitting room which features a wood burning stove. There is Oak flooring throughout the ground floor. On the first floor there is a master bedroom with a small ensuite shower room, a second double bedroom and third bedroom/office with folding stairs rising

to the loft space with Velux roof light. The property sits centrally in a good sized plot with a large decked area to the side and the remainder of the garden being laid to lawn.

### Approach

Covered entrance with outside light and uPVC front door with decorative leaded light insert through to:

### Entrance Hall

With mat well, Oak floor and stairs rising to first floor. Double glazed casement to side elevation and below stairs storage cupboard.

Painted timber door to:

### Kitchen/Dining Room

Comprising a fitted kitchen with worktop with one and a half bowl stainless steel sink unit with chrome mixer tap, four ring induction hob with glazed splash back and brushed stainless steel extractor over. Comprehensive range of below work surface cupboards and drawers, three quarter height unit to one side with built-in double oven/grill and microwave over and built-in roller larder to side. Further eye level cupboard. Double glazed casement window overlooking the rear deck and garden beyond. Further matching worktop with built-in drawers below and eye level cupboards over. Continuation of the Oak floor.

Dining area with recessed ceiling spotlights, interconnecting archway through to the sitting room and garden room and separate painted timber door through to the:

### Utility Room

With tiled floor, part double glazed uPVC door to the rear garden and worktop with space and plumbing for washing machine and dishwasher. Space for upright fridge/freezer, wall mounted Worcester gas-fired central heating boiler.

From the dining area, interconnecting archway through to the:

### Sitting Room

With continuation of the Oak floor and separate door back through to the hall. Double glazed casement window to the front elevation. Coved ceiling. Fireplace fitted with a wood burning stove and tiled hearth.

From the dining area, interconnecting archway through to the:

### Garden Room

With continuation of the Oak flooring, dwarf walls with double glazed casements over and a pitched translucent roof. Two casement windows to side elevations and a pair of French doors leading out to the decking and rear garden. Three wall light points.

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

### First Floor Landing

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

Painted timber door to:

### Bedroom One

With wide double glazed casement window overlooking the rear garden, built-in wardrobes with mirror glazed sliding doors and with one door interconnecting to the:

### En-Suite Shower Room

With low level WC and built-in shower cubicle with tiled surround and wall mounted Triton electric shower.

From the landing, painted timber door to:

### Family Shower Room

With low level WC, pedestal wash hand basin, part tiled walls and built-in corner shower with wall mounted Triton shower and opaque double glazed casements to side and rear elevations.

From the landing, painted timber door to:

### Bedroom Two

With wide double glazed casement window to the front elevation, vanity unit with built-in cupboards and drawers to side and built-in wardrobe with sliding doors.

From the landing, painted timber door to:

### Bedroom Three

With double glazed casement window to the front elevation, coved ceiling and recess below stairs.

Folding timber staircase rising to:

### Attic Space

With Velux roof light, built-in cupboards and eaves storage. Used by the current vendors as occasional additional space.

### OUTSIDE

14 Sopwith Road is approached from Sopwith Road via a timber gate to the path leading through the front garden, laid mainly to lawn with picket fence to two sides and Cotswold stone wall. A part graveled and paved path leads to the side of the property to a graveled and paved terrace and raised deck which may also be approached from the garden room. The remainder of the garden being laid principally to lawn with a decked terrace to one corner and detached storage shed to the other. Closed board timber fencing to the side.

### SERVICES

Shared Upper Rissington LPG 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).

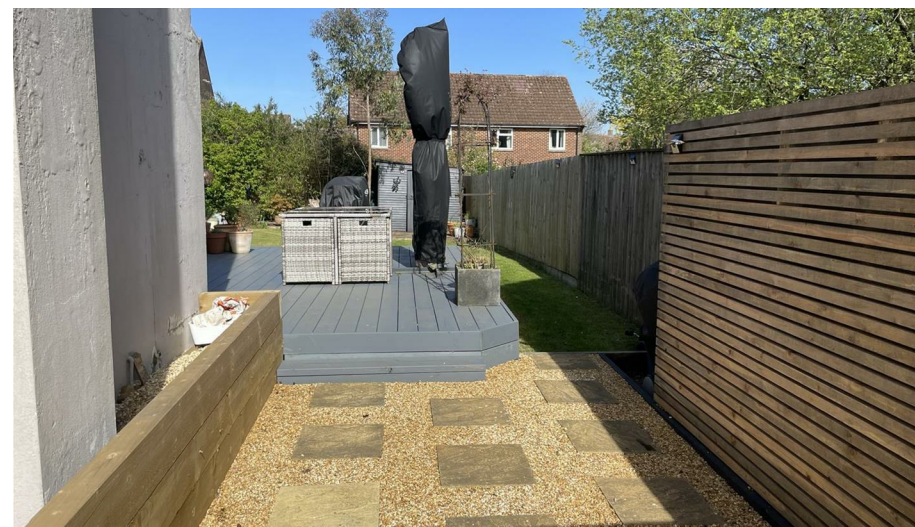
### COUNCIL TAX

Council Tax band C. Rate Payable for 2026/ 2027: £2,156.20.

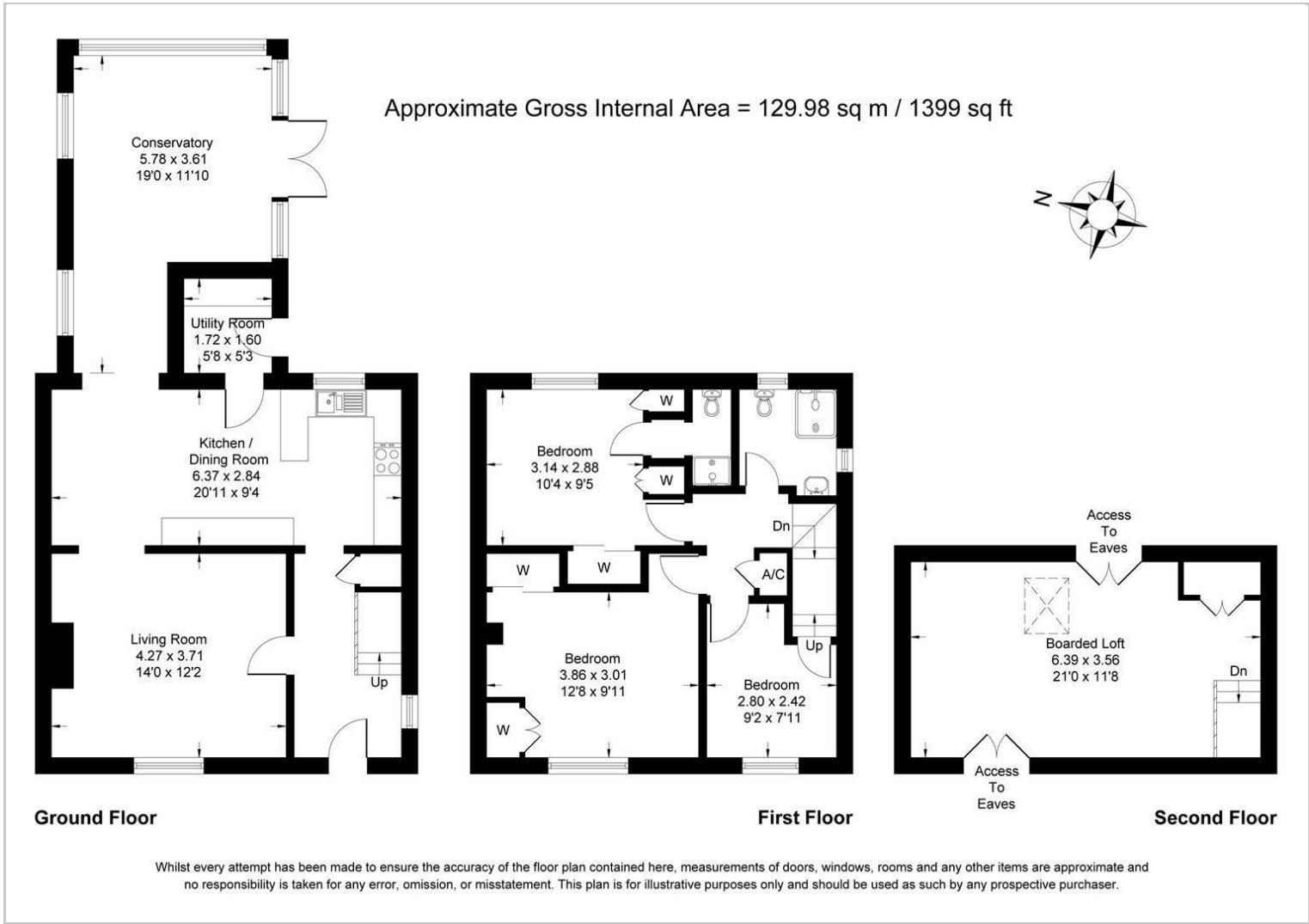
### DIRECTIONS

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 along Sopwith Road on the right hand side.

What 3 Words Location: [flanks.anchorman.boxing](#)



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.

| 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                                   | 43                      | 51        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |