

HARRISON
HARDIE
Sales &
Lettings



Sandy Lane Court, Upper Rissington



Through the front door and you are welcomed into the entrance hallway, with the kitchen immediately to your left, which benefits from integrated appliances.

Continuing along the hallway, you arrive at the living room at the rear of the house, which features a log burner and double sliding doors opening out to the rear garden.

Stairs lead to the first floor, where there are two bedrooms comprising one double and one single, along with the contemporary family bathroom, with bath and overhead shower. Continuing up to the second floor, there is a third bedroom set within the eaves of the roof.

To the rear of the property is an enclosed garden, laid with gravel for ease of maintenance. The parking spaces are for two cars, one behind the other. Heating throughout the property is provided by electric radiators.

EPC: D

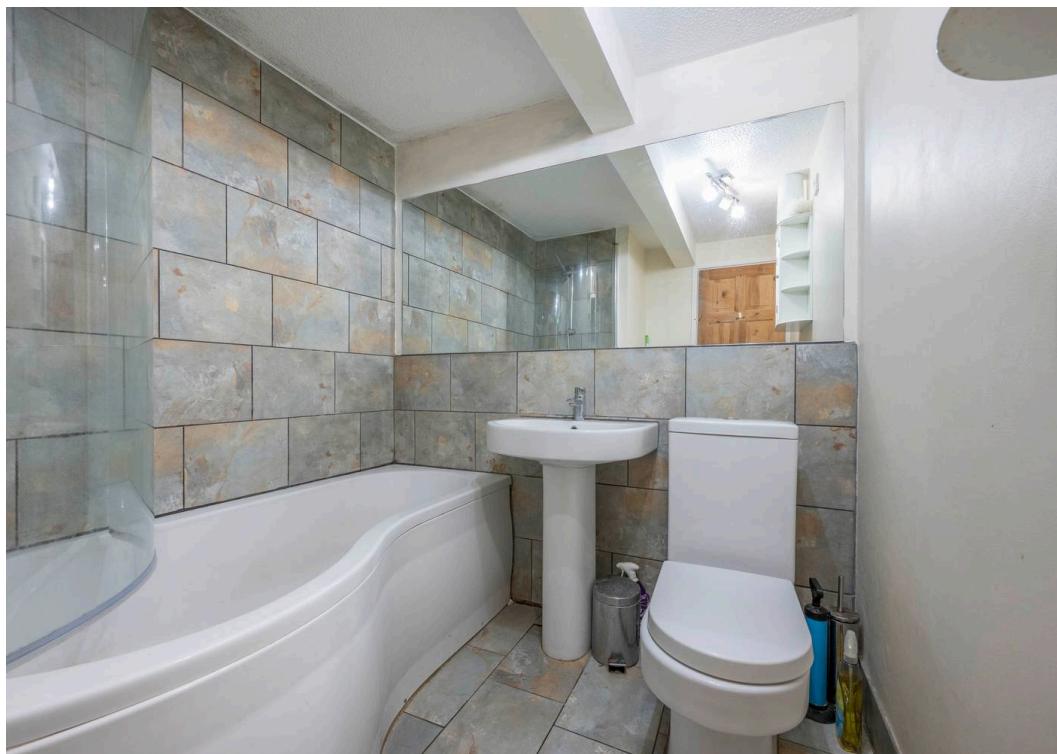
Council Tax Band: B

Tenure: Freehold

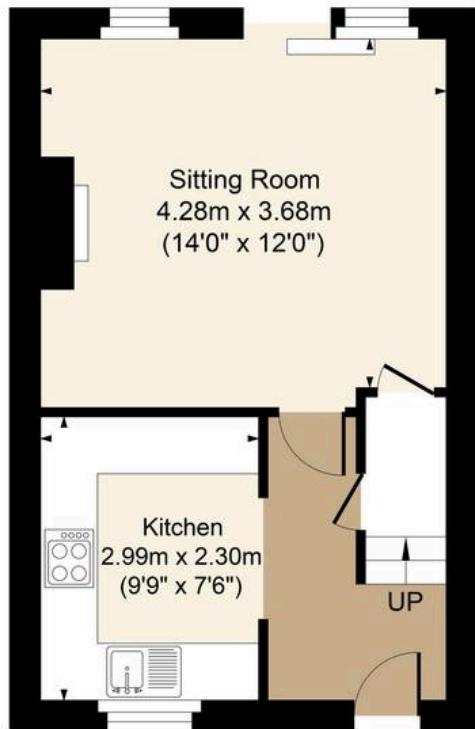
Please note there are some stock images shown.

Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys and offers easy access to the A424 Stow on the Wold/Burford road as well as Bourton on the Water. Upper Rissington has a fantastic shop, pharmacy, and gym as well as a village hall where many classes and events take place throughout the year. There is also the Rissington Primary School. Further facilities and schools can be found in both Bourton on the Water, Stow on the Wold and Burford. A bus service links the village to the local schools at Bourton on the Water, as well as wider destinations.

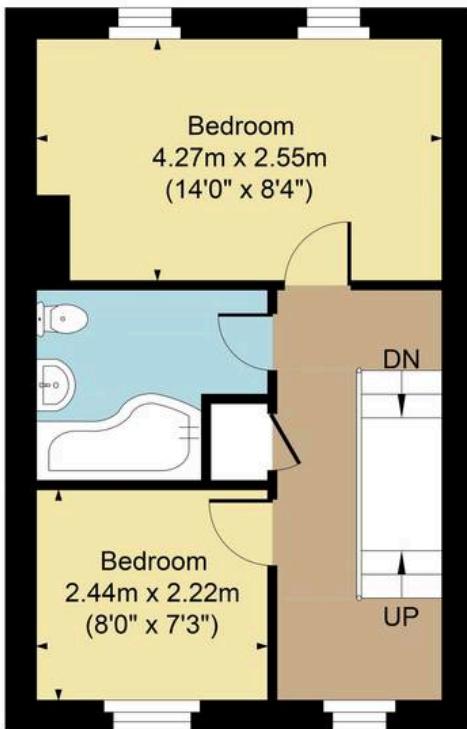
What3Words: [///printout.jetliner.trout](https://what3words.com/printout.jetliner.trout)



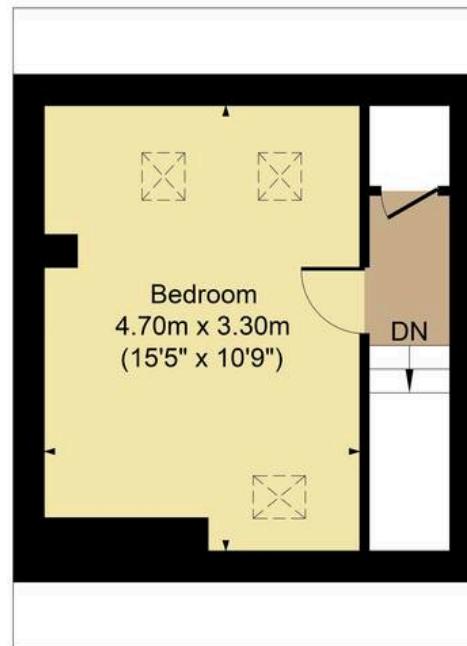
Main House Approx. Gross Internal Area:- 79.86 sq.m. 860 sq.ft.
Total Approx. Gross Area:- 79.86 sq.m. 860 sq.ft.



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

www.dmlphotography.co.uk

High Street, Bourton-on-the-Water
Gloucestershire, GL54 2AN

harrisonhardie.co.uk 01451 822977