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## 2 The Chimneys

Little Rissington, Cheltenham, GL54 2NA

Guide Price £745,000



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*A beautifully appointed semi-detached Cotswold stone cottage set in peaceful central village location with private garden, parking and double garage.*

### LOCATION

Little Rissington is a hillside village with views to the South West over the Windrush Valley. It is a traditional Cotswold village and contains some interesting period houses and cottages and a Parish Church. The village is situated just 2 miles from Bourton-on-the-Water where there are a variety of shopping, social and sporting activities. Local primary schools can be found in the surrounding villages and higher education in Burford and Bourton-on-the-Water, with the Cotswold School, rated outstanding by Ofstead. Other excellent educational facilities can be found in Cheltenham and Oxford. There are theatres in Cheltenham, Oxford, Chipping Norton and Stratford-upon-Avon. Little Rissington is served by a bus route and is within reach by road of larger centres including Chipping Norton (10 miles), Cheltenham and Cirencester (18 miles) and Oxford (26 miles). Kingham mainline station (Paddington 90 minutes) is some 6 miles distant. There is excellent access directly on to the local footpath network.

### DESCRIPTION

2 The Chimneys comprises a modern and individually designed semi-detached Cotswold stone Cottage constructed in the early 2000s with considerable attention to details utilising Cotswold stone elevations, stone mullions and quoins with a central stone porch in turn leading to the front door. The accommodation is well laid out with a double aspect sitting room with an impressive stone fireplace with wood burning stove, a cloakroom, and interconnecting dining room and kitchen on the ground floor with adjoining utility room. On the first floor there is a principal bedroom with en suite shower room, two further double bedrooms and a family bathroom. The property occupies a peaceful setting just off the village centre with a good sized west facing rear garden and a useful semi-detached double garage and parking to the side.

### Approach

Cut stone gabled entrance with cut stone Quoins to:

### Open Porch

With front door having cut stone surround, leading to the:

### Hall

With stairs rising to first floor, double timber doors to built-in cloaks cupboard with hanging rail and shelving, recessed ceiling spotlighting and solid timber door to:

### Cloakroom

With low-level WC, wash hand basin with chrome mixer tap and tiled splashback with built-in cupboards below and opaque double glazed casement to front elevation.

From the hall, a part-glazed solid timber door to:

### Sitting Room

With double aspect with timber floor with substantial Cotswold stone fireplace with timber Bressumer and stone hearth fitted with a woodburning stove, recessed ceiling spotlighting and double glazed casement windows to front and rear elevations.

From the hall, solid timber door interconnects through to the:

### Dining Room

With double aspect with double glazed French doors leading out to the terrace and rear garden and wide double glazed casement window overlooking the rear garden. Recessed ceiling spotlighting and a range of built-in units with worktop with tiled splashback, small breakfast bar and built-in cupboard/drawers below and range of eye-level cupboards over. Wine storage and recess with cupboard over for American style fridge/freezer. Archway interconnecting through to the:

### Principal Kitchen

With worktop with one and a half bowl sink unit with chrome mixer tap with tiled splashback. A comprehensive range of below worksurface cupboards and drawers and a pair of eye-level cupboards over and double glazed casement window to side elevation. Further matching worktop with four ring Neff Halogen hob with built-in Miele oven/grill below and built-in drawers below worktop, curved glazed brushed stainless steel extractor over and a pair of eye-level cupboards one with built-in Whirlpool microwave. Recessed ceiling spotlighting and an archway interconnecting through to the:

### Utility

With part opaque double glazed side door leading out to the side of the property, worktop with tiled splashback with a range of eye-level cupboards over, space and plumbing for washing machine, dishwasher and drier and Worcester Greenstar Heatslave Oil-fired central heating boiler.





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

### First Floor Landing

With access to roof space and painted timber doors to airing cupboard with extensive built-in shelving, further painted timber door to built-in cupboard with shelving and double glazed casement window to the front of the property. From the rear of the house, painted timber door to:

### Bedroom 1

With double aspect with double glazed casements overlooking the rear garden and driveway to the side with lovely view out over the village to the surrounding Cotswolds. An extensive range of bespoke built-in wardrobe cupboards and shelving, door to further built-in cupboard with hanging rail and interconnecting painted timber door to:

### En Suite Shower Room

With a range of bespoke built-in units with sink unit with chrome mixer tap with built-in cupboards below, part-tiled walls, low-level WC with built-in cistern, eye-level cupboard and separately, door to walk-in shower with glazed panel and glazed door and chrome fittings. Opaque double glazed casement window to side elevation, recessed ceiling spotlighting.

From the landing, painted timber door to:

### Bedroom 2

With double glazed casement window overlooking the rear garden, an extensive range of built-in wardrobes and built-in chest of drawers/ vanity unit with eye-level cupboard over.

From the landing, painted timber door to:

### Bedroom 3

With double glazed casement window to front elevation.

From the landing, painted timber door to:

### Family Bathroom

With matching bespoke suite with oval in-set wash hand basin with chrome mixer tap with built-in cupboards below, low-level WC, with built-in cistern, timber panelled bath with chrome mixer tap, glazed shower panel and separate chrome shower fittings over bath. Part-timber clad walls, part-tiled walls and opaque double glazed casement window to front elevation.

### OUTSIDE

2 The Chimneys is approached from a peaceful cul-de-sac of three similar properties with a central path leading up to the front door with garden to either side,. Set to the rear of the property and accessed either from the dining room or alternatively via access to the side is the principal garden with paved terrace immediately to the rear of the house accessed via French doors from the dining room.

The remainder of the garden being laid principally to lawn with part Cotswold stone and part timber fencing surrounding. Oil storage to the far end with a detached storage shed. In turn a gate leads through to the shared drive to the side with a semi-detached DOUBLE GARAGE with 2 single up and over doors and parking to the fore.

### 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](http://www.cotswold.gov.uk).

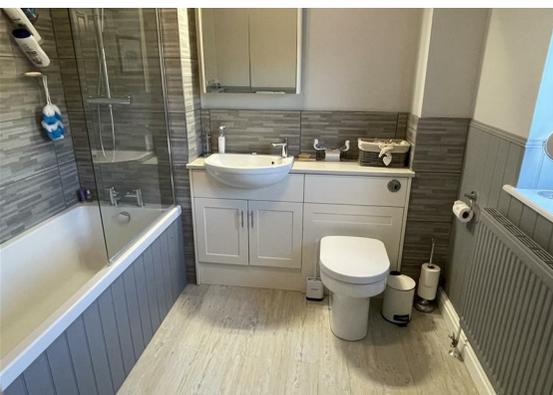
### COUNCIL TAX

Council Tax band E. Rate Payable for 2026/ 2027: £2849.77

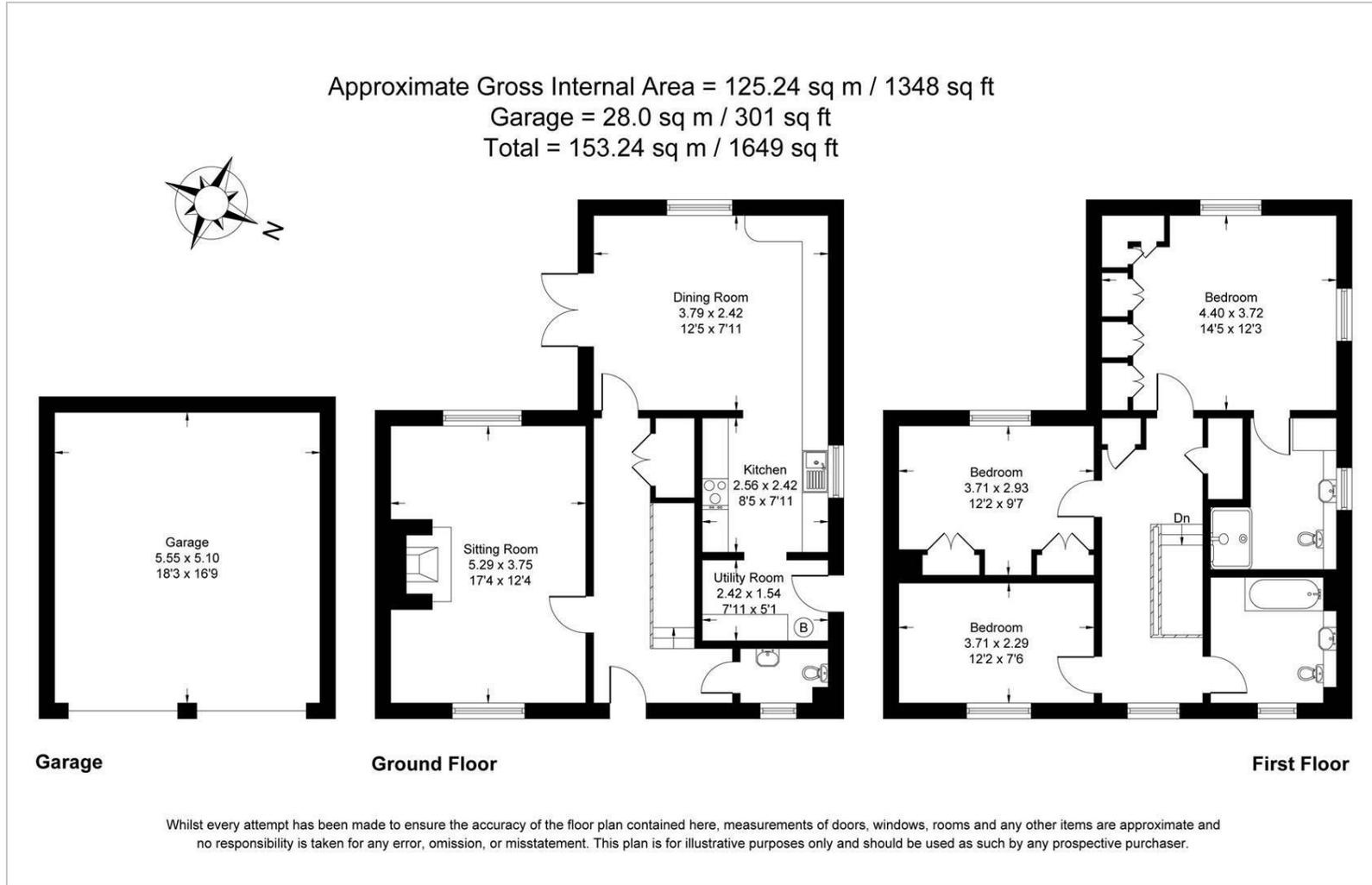
### DIRECTIONS

From our Bourton-on-the-Water office take the Rissington Road out of the village. Continue into Little Rissington, follow the road around the first sharp bend and take the next right hand turn into Glebe Close. Proceeding down Glebe Close you will see 2 The chimneys as the 5th house on the left hand side.

What3words: ///large.leans.brightens



## 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	