






CHERRY ORCHARD, WYCK RISSINGTON



DECEPTIVELY SPACIOUS STONE HOUSE WITH COUNTRYSIDE VIEWS

Bourton-on-the-Water 2 miles, Stow-on-the-Wold 3.5 miles,
Kingham 6.5 miles (London Paddington from 76 minutes),
Cheltenham 17 miles and Oxford 28 miles.

Distances and time are approximate.

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Local Authority: Cotswold District Council

Council Tax band: F

Tenure: Freehold



LOCATION

Wyck Rissington is a beautiful and highly sought after Cotswold village, known for its honey coloured stone properties, peaceful rural setting and strong sense of community. Surrounded by open countryside, the village nevertheless enjoys excellent access to amenities, with Bourton-on-the-Water and Stow-on-the-Wold close by. Kingham railway station is easily reached with mainline services to London Paddington, making the village well suited to commuters. The area is particularly well regarded for its primary and secondary education. The Cotswold Academy, rated Outstanding by Ofsted, serves the local community, while an excellent selection of independent schools can be found in Cheltenham, Moreton in Marsh and Oxford, providing a wide range of highly respected schooling options. The village combines timeless charm and accessible transport links and is close to outstanding educational facilities, making it an ideal location for families and professionals alike.







PROPERTY

Cherry Orchard is situated on the edge of Wyck Rissington and enjoys an enviable position with open countryside close at hand and has potential to extend or remodel subject to the usual consents. The house has a welcoming entrance hall leading to a generous kitchen/breakfast room, a superb space that is fitted with an extensive range of cupboards and integrated appliances, centred around a large island unit. There is ample room for a dining table and chairs, while the current owners have also created an informal seating area beside sliding doors that open directly onto a terrace, seamlessly linking the house with the garden beyond. A formal dining room adjoins both the entrance hall and the kitchen/breakfast room, providing an ideal setting for entertaining and family gatherings. At the rear of the property is the garden room, flooded with natural light and enjoying rural views to three sides across the gardens and adjoining fields. The ground floor also includes a useful study, guest cloakroom and utility room with direct access to the car port. The first floor has a dual aspect principal bedroom with en suite shower room enjoying elevated views over the gardens and countryside beyond. There is a guest bedroom with a walk in wardrobe which was previously an en suite, and two further bedrooms served by a family bathroom.







OUTSIDE

Cherry Orchard is approached via a gravel driveway leading to a generous parking area and a car port positioned discreetly to one side of the house. The landscaped gardens are a particular feature of the property, extending to the rear and along one side, and accessed directly through the car port as well as via a pedestrian gate.

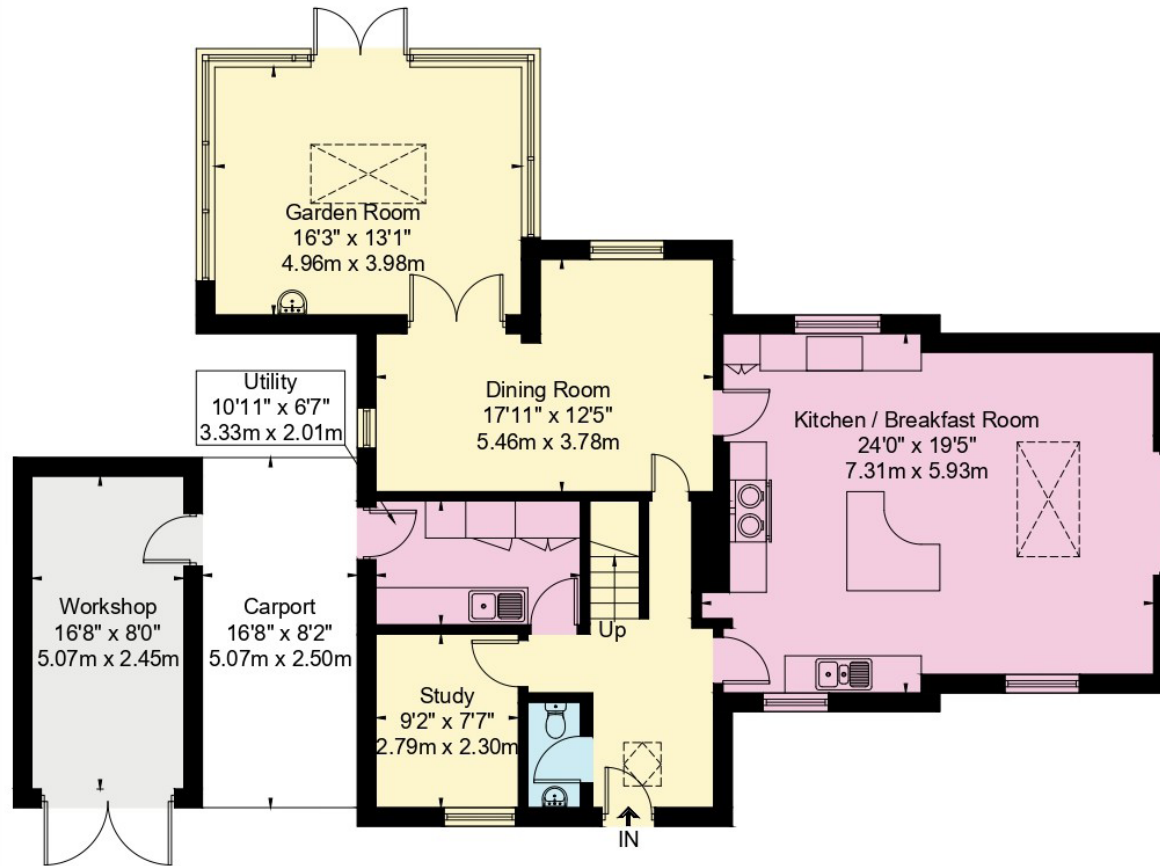
The gardens are predominantly laid to lawn and are thoughtfully planted with specimen trees and shrubs, creating a mature and private setting. A pond adds further interest, while open views across adjoining fields give a lovely sense of space and rural tranquillity. Two well-positioned garden terraces provide perfect spots for outdoor dining and entertaining with pizza oven and BBQ area, allowing full enjoyment of the sun and the surrounding countryside throughout the seasons.



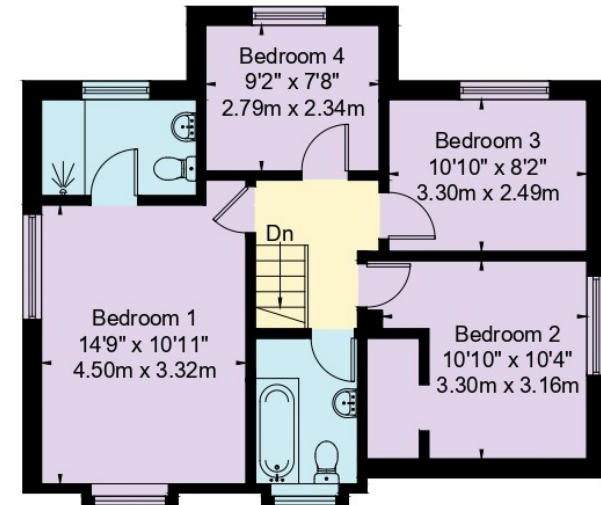


Cherry Orchard, Wyck Rissington, GL54 2PN

Approximate Floor Area = 173.0 sq m / 1862 sq ft



Ground Floor



First 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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