established 200 years

Tayler & Fletcher

1Flat 1 Valiant House, A P Ellis Road, Upper Rissington GL54 2RX

Guide Price £175,000

NO ONWARD CHAIN. A beautifully presented ground floor apartment with light and spacious accommodation and off road parking set in a convenient central location close to the village amenities.

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

Apartment 1 Valiant House is an immaculately presented ground floor one bedroom apartment that offers comfortable and convenient living. Ideal for first-time buyers, downsizers or investors.

The property benefits from its own private front door, leading to a bright and spacious living room featuring deep south facing windows, seating and dining areas alongside a functional fitted kitchen. A central hall leads to a good sized bathroom and in turn to a double bedroom to the rear of the property with spacious fitted wardrobes.

A particular highlight is the convenient off-road parking located directly to the front of the property. Externally, residents can enjoy access to the beautiful communal outdoor space.

Approach

Painted timber front door with glazed panels to side leads to the:

Entrance Hall

With wall mounted fuse box, cloaks hanging and shelf.
Solid painted timber door through to:

Kitchen / Living Room

Bright and well proportioned kitchen and dining areas with a well equipped fitted kitchen with worktop comprising a four ring brushed stainless steel gas hob with glazed splash back and brushed stainless steel extractor over. Built-in oven/grill below, one and a half bowl sink unit with chrome mixer tap, comprehensive range of below work surface cupboards and drawers including a built-in dishwasher and washer/drier. Three quarter height unit to one side with built-in refrigerator and freezer, range of eye level cupboards and display shelving. Three quarter height roller larder drawer providing excellent storage space.

Sitting and dining area with double glazed casement window to the front elevation.

From the living room, painted timber door through to:

Inner Hall

With timber door to:

Bathroom

With pedestal wash hand basin with chrome mixer tap, low level WC and panelled bath with corner chrome mixer tap,

separate wall mounted chrome shower and glazed shower panel. Vertical heated radiator, Recessed ceiling spotlighting. From the hall, painted timber door through to:

Bedroom One

With extensive range of mirror fronted glazed sliding doors, double glazed casement window to rear elevation and built-in cupboard.

SERVICES

Mains 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.

COUNCIL TAX

Council Tax band B. Rate Payable for 2026/ 2027: £1,886.67.

TENURE - Leasehold

This property has a 999 year lease which commenced on 1st January 2017 leaving 990 years remaining on the lease. Service charges will apply once the development has been handed over to the Management Company - this is not yet in place.

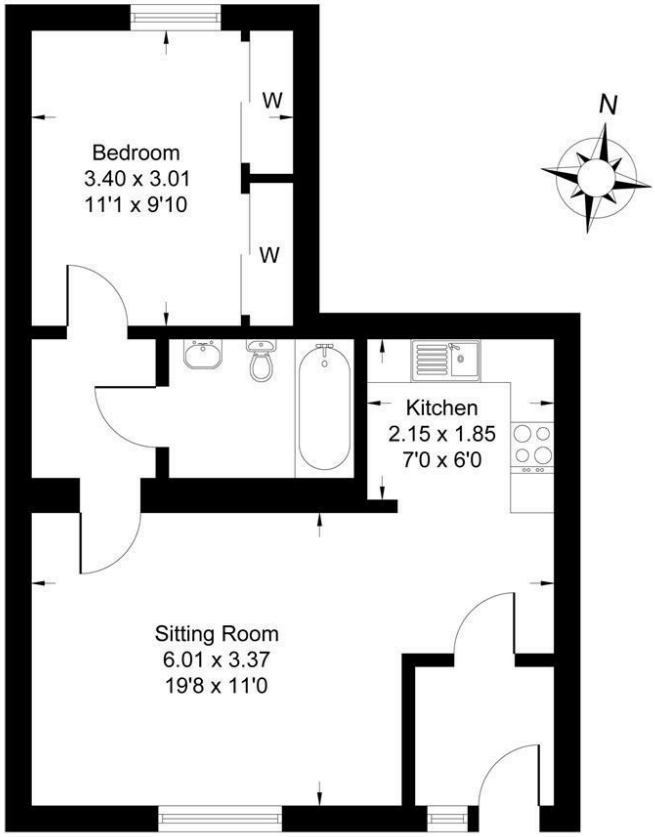
DIRECTIONS

From Bourton-on-the-Water take the Rissington Road up through Little Rissington. Upon reaching the T junction at the top turn right and proceed along the road to the round about. Bear left towards the shops and village school, turning right at the first round about. and Valiant house will be found set back on the left hand side, with parking to the front.

What 3 Words Location: grabs.choice.summit

Floor Plan

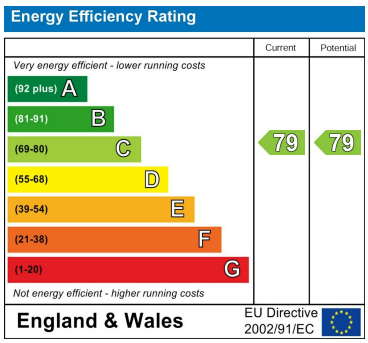
Approximate Gross Internal Area = 42.51 sq m / 458 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map

Energy Efficiency Graph



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.

London House High Street, Bourton-on-the-Water, Gloucestershire, GL54 2AP
T: 01451 820913 E: bourton@taylerandfletcher.co.uk

taylerandfletcher.co.uk