

established 200 years

Tayler & Fletcher



Valley View, Greens Close, Great Rissington, Cheltenham GL54 2LJ

Guide Price £460,000

We are acting in the sale of the above property and have received an offer of £460,000.

taylorandfletcher.co.uk

LOCATION

Valley View is set in the heart of the popular village of Great Rissington, a classic Cotswolds village with an active community centred around the village primary school, The Lamb Inn, St John the Baptist village church and village cricket team and sports and social club. Bourton-on-the-Water, Stow-on-the-Wold and Burford are all within a 6 mile radius providing a comprehensive range of services including supermarkets, shops, restaurants and boutiques, doctors, dentists and excellent local schooling including the award winning Cotswold School at Bourton.

The regional centres of Cheltenham, Oxford and Cirencester are all within easy travelling distance together with a wide range of cultural and sporting pursuits. There are main line rail connections nearby at Kingham (London Paddington 80 minutes) and Cheltenham (18 miles).

Approach

Opaque uPVC front door with matching panel to:

Entrance Hall

With timber floor and in turn leading through to the:

Dining Hall

With wide double glazed casements to the front and side elevations. Door to below stairs boiler cupboard and separate door to the front of the property and stairs rising to the first floor.
From the hall, door to the:

Utility Room

With low level WC and space and plumbing for washing machine.
From the hall, timber door to the:

Kitchen

With tiled floor. Simply fitted kitchen with island, double glazed casement to side elevation and wide opening through to the:

Garden Room

With storage to one end and double glazed French doors through to the garden with double glazed casements also overlooking the rear garden.
From the hall, further sliding doors through to the:

Sitting Room

With double glazed casement window to front elevation and fireplace with timber surround.
From the hall, stairs rise to the:

First Floor Landing

With doors to:

Bedroom One

With double glazed casement window to front elevation.

Bedroom Two

With double glazed casement window overlooking the rear garden.

Bedroom Three

With wide double glazed casement window overlooking the rear elevation.
Further timber door to:

Bathroom

With bath, wall mounted shower, low level WC and pedestal wash hand basin. Eaves storage. Double glazed casement window to front elevation.
From the landing, further timber door through to:

Bedroom Four

With double glazed casement windows to side and front elevations and door to:

En Suite Shower Room

With shower, low level WC and pedestal wash hand basin. Double glazed casement window to front elevation.

OUTSIDE

There is a substantial garden to the side and rear and a small area of front garden with a lovely mature Magnolia.

SERVICES

Mains Electricity, Water and Drainage are connected.

LOCAL AUTHORITY

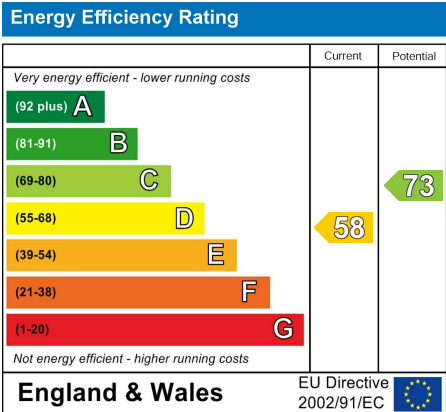
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX

Council Tax band E. Rate Payable for 2026/ 2027: £2,942.91.

DIRECTIONS

From Bourton-on-the-Water take the Rissington Road out of the village and then take the right hand turn signposted to Great Rissington and the Barringtons. Follow the lane to Great Rissington and Greens Close can be found after a short distance on the right hand side. Valley View is at the end of the road set back on the right hand side.



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.