



HARRISON  
Sales &  
Lettings  
HARDEN

## Harris Gardens, Upper Rissington

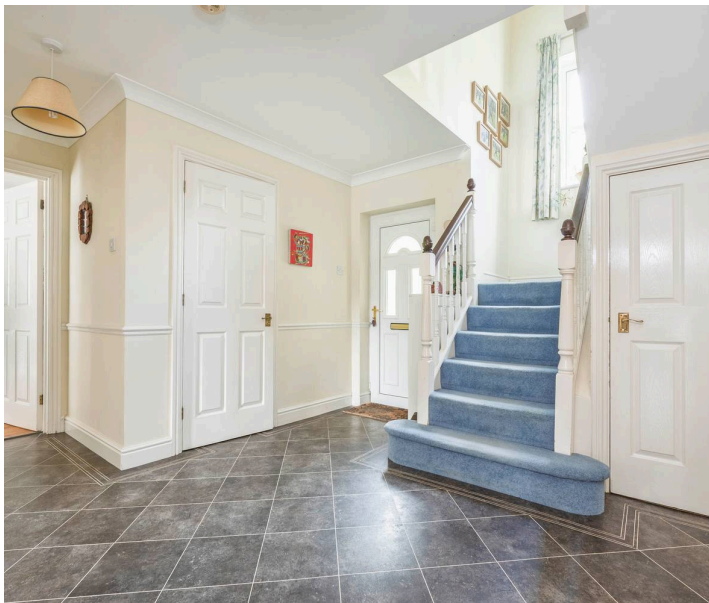
Guide Price £900,000



## No Onward Chain

Located in an idyllic location down a quiet cul-de-sac, this five bedroom detached house presents a rare opportunity for anyone looking to move to the Cotswolds or upsize their family home, with it's large front and rear gardens, double garage, paved gated driveway and walking distance of the shops and The Rissington School.

Entering through the porchway, the welcoming entrance hall provides access to the principal ground floor accommodation and staircase rising to the first floor. To the front of the property is a useful study, ideal for home working or as a quiet reading room. To the rear, the property opens into a spacious kitchen and breakfast room ideal for family dining and everyday living, with adjoining utility room offering additional storage and laundry space, continuing through the kitchen and there is cosy garden room with double doors opening out on the rear garden. Off the entrance hall and next to the kitchen, there is a dining room, perfectly positioned for entertaining, with the generous sitting room assessed off to the right from the entrance hall. The sitting room enjoys a feature stone fireplace, and an attractive dual-aspect layout with doors opening to the garden, creating an excellent space for both relaxing and hosting guests. A cloakroom/WC completes the ground floor accommodation.



The first floor landing leads to five well-proportioned bedrooms. The principal bedroom is positioned to the rear and benefits from its own en-suite shower room. Four further bedrooms are served by the family bathroom, offering flexible accommodation for family members, guests, or additional workspace if required. There is potential to extend into the loft space, subject to the necessary planning permissions and building regulations.





Outside, there are large, low maintenance gardens to the front and rear which is south facing, with mature trees and shrubbery bordering the plot. The substantial double garage providing ample parking, storage, or workshop potential, can be accessed through the front double doors and a door from the rear garden. Completing the property, there is gated paved driveway leading to the property which provides parking for several cars.

Overall, the property offers a balanced and versatile layout including the double garage, combining spacious reception areas with generous bedroom accommodation ideal for modern family living.

The property also benefits from being four miles away from the local train station, Kingham, which has direct links to Worcester, Oxford and London.

Please note that there is a preservation order for the apple tree in the front garden.

EPC: E

Council Tax Band: G

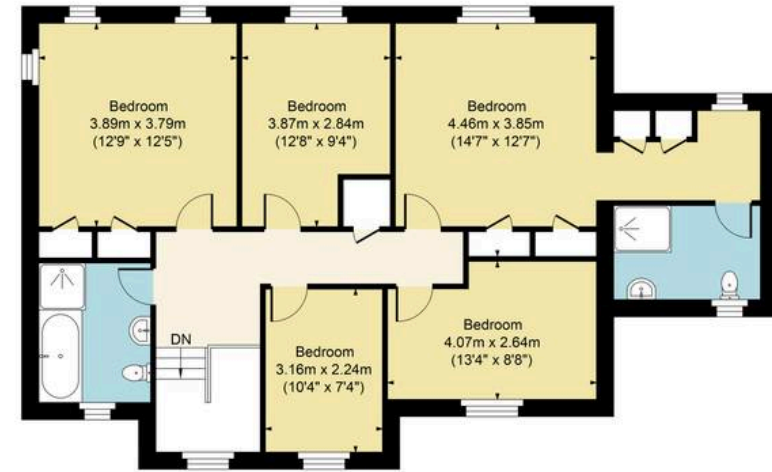
Tenure: We understand the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

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.

Main House Approx. Gross Internal Area:- 194.37 sq.m. 2092 sq.ft.  
Garage Approx. Gross Area:- 33.35 sq.m. 359 sq.ft.  
Total Approx. Gross Area:- 227.72 sq.m. 2451 sq.ft.



Ground Floor



First 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  
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