



THE COTSWOLD LETTING AGENCY

BETTER BY FAR



### Directions

### Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

### EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**16 Bristol Road, Upper Rissington, GL54 2NY**  
 Main House Approx. Gross Internal Area:- 152.96 sq.m. 1646 sq.ft.  
 Garage Approx. Gross Area:- 17.27 sq.m. 186 sq.ft.  
 Total Approx. Gross Area:- 170.23 sq.m. 1832 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□ Denotes restricted head height



### 16 Bristol Road Upper Rissington, Upper Rissington, GL54 2NY

### £2,000

- 4 bedrooms
- Family home
- Large garden
- Long let
- Unfurnished
- Close to Bourton-on-the-Water

# 16 Bristol Road , Upper Rissington GL54 2NY

Upper Rissington is a modern village set high in the Cotswolds countryside, around 2½ miles from Bourton-on-the-Water. Built on the former RAF Little Rissington airfield, the village enjoys open views across rolling hills and retains subtle aviation heritage in its layout and street names. It offers a peaceful yet well-connected setting within the Cotswold District of Gloucestershire.

The village benefits from a good range of local amenities including a Co-op supermarket, café/bar, gym, pharmacy, village hall, sports fields and green spaces, making it popular with families and professionals alike. Surrounding footpaths and bridleways provide excellent walking and cycling opportunities, while nearby attractions include Bourton-on-the-Water, Birdland, scenic Cotswold villages and renowned gardens such as Hidcote and Kiftsgate. Upper Rissington is also well served for education, with local primary schools nearby and the highly regarded Cotswold School in Bourton-on-the-Water within the village's catchment area for secondary education.

Upper Rissington is best suited to car travel, with easy access to the A429 and A40 linking to Cheltenham, Oxford and the wider motorway network. Kingham railway station is approximately five miles away, offering direct services to London Paddington. Overall, Upper Rissington combines countryside living with everyday convenience and easy access to some of the Cotswolds' most popular destinations



Council Tax Band:



16 Bristol Road is a spacious four-bedroom family home, offering generous and versatile living accommodation, ideal for modern family life. The property combines well-proportioned rooms with an abundance of natural light, creating a welcoming and comfortable home throughout. Additionally, it is a super energy-efficient home, designed to reduce running costs and provide a more sustainable lifestyle.

Upon entering, you are greeted by a spacious and inviting hallway, which provides access to a convenient downstairs WC. To the right, the well-appointed kitchen offers ample worktop and storage space. The kitchen is further enhanced by a separate utility room, adding practicality.

The living room is bright and welcoming, providing a comfortable space to relax, and flows seamlessly into a large conservatory with insulated roof. With its abundance of windows, the conservatory is flooded with natural light and offers a versatile additional living space, ideal as a family room, sitting area, or playroom, while enjoying views over the rear garden. Complementing this is a spacious dining room, perfectly designed for hosting, entertaining, and family gatherings.

The first floor offers four generously proportioned bedrooms, all benefiting from built-in storage. Each room provides comfortable and flexible accommodation, suitable for family members, guests, or home working. Completing the upper floor is a well-appointed family bathroom, featuring both a bath and a separate shower for added convenience.

Externally, a private driveway provides off-road parking for multiple vehicles. To the rear, there is a spacious and well-maintained garden, featuring a patio area ideal for outdoor dining and entertaining, alongside a neatly kept lawn offering ample space for children and outdoor enjoyment.