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Tayler & Fletcher



1 Spitfire Place
Upper Rissington, Cheltenham, GL54 2QH
Guide Price £355,000

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1 Spitfire Place

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A tastefully updated and beautifully presented 3 bedroom semi-detached house with good sized front and rear gardens and set in a mature central position a short walk from all the village amenities.

LOCATION

1 Spitfire Place is situated in the sought-after village of Upper Rissington 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, and a welcoming village hall hosting regular local events. Upper Rissington is ideally positioned between the popular Cotswold towns 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

The property comprises a beautifully presented semi-detached house with well planned accommodation arranged over two floors with a hall, sitting room, fully fitted kitchen/dining room, a cloakroom and rear hall on the ground floor, with a principal bedroom with en suite shower room, two further bedrooms and a family bathroom on the first floor. Externally, the property has a particularly good sized front garden with two parking spaces and a useful additional gravelled parking area for two further vehicles to the front, together with a separate side access leading to the private rear garden with paved terraced seating areas, and a bespoke fully functional home office to one side. The house has been tastefully updated by the

current owners, who have owned the property since new.

Approach

Covered entrance with outside light.
Double glazed panelled front door to:

Entrance Hall

With dado rail, timber style floor and stairs rising to first floor.
Timber door through to the:

Sitting Room

With continuation of the timber style floor and double glazed windows to the front elevation.
From the sitting room, a timber door leads through to the:

Kitchen

With continuation of the timber floor. Bespoke fitted kitchen comprising timber worktop with matching upstand, tiled splash back and one and a half bowl stainless steel sink unit with chrome mixer tap. Four ring gas hob with glazed splash back and a brushed stainless steel extractor over. Comprehensive range of built-in below work surface cupboards and drawers, incorporating a built in Indesit washer/drier and Indesit dishwasher. Further three quarter height unit to one side with built in Hotpoint double oven/grill with cupboards above and below and built in refrigerator and freezer to the side with further larder cupboard and built-in wine storage. Range of eye level cupboards to either side of the extractor and cupboard to one side housing the Potterton gas-fired central heating boiler. Double glazed casement window to rear elevation. Recessed ceiling spotlights. Timber door to utility cupboard with vinyl flooring, pressurised hot water cylinder and built-in shelving.

From the kitchen, bevelled edged glazed timber door to:





Rear Hall

With continuation of the timber style floor, part paneled walls, opaque double glazed paneled door leading out to the rear garden and solid timber door to the:

Cloakroom

With continuation of the timber style floor. Low level WC with built-in cistern, pedestal wash hand basin with timber splash back and built in housemaids cupboard to the corner. Opaque double glazed casement to the side elevation. From the hall, stairs with timber handrail rise to the:

First Floor Landing

With painted balustrade and timber handrail, double glazed casement window to side elevation and access to roof space. Painted timber door to:

Bedroom One

With decorative part panelled walls and double glazed casement window to front elevation. Recessed ceiling spot lighting, built-in wardrobes with mirrored glazed sliding doors, hanging rail and shelving. Separate door to built-in over stairs cupboard with hanging rail.

From the bedroom, painted timber door to:

En Suite Shower Room

With deep walk-in shower cubicle with glazed sliding door and chrome fittings. Low level WC with built-in cistern and wall mounted wash hand basin with chrome mixer tap. Part decorative tiled walls, chrome vertical heated towel rail and double glazed casement window to front elevation. Tiled floor. Recessed ceiling spot lighting.

From the landing, painted timber door to:

Bedroom Two

With double glazed casement window overlooking the rear garden.

From the landing, painted timber door to:

Bedroom Three

With double glazed casement window overlooking the rear garden.

From the landing, painted timber door to:

Family Bathroom

Comprising matching suite of paneled bath with central chrome mixer tap, glazed folding shower screen and wall mounted chrome fittings. Low level WC, wall mounted wash hand basin, part

tiled walls, recessed ceiling spot lighting, vertical heated towel rail and tiled floor.

OUTSIDE

1 Spitfire Place is approached from the lane to the paved cul de sac in turn leading to two tarmacadam parking spaces set to the front and side of the house. The principal front garden is laid to lawn with raised timber border to the side and raised beds to the end, subdividing to a further gravelled parking area with bin and garden materials storage area. A pathway with wall mounted lighting leads down the side of the property to the rear garden where there is a large deep paved terrace patio immediately to the rear of the house with a mono pitched clear roof. The pathway continues down the side of the garden, with the remainder being laid to lawn with raised bed to one side and a further paved terrace seating area to the far end. At the end of the garden there is a useful detached GARDEN OFFICE of clad elevations with a flat roof, insulation, double glazed doors, power and light. Used by the current vendors as a domestic office.

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 C. Rate Payable for 2025/ 2026: £2,049.06.

DIRECTIONS

From Bourton-on-the-Water, take the Rissington Road to climb through Little Rissington. Upon reaching the T-junction at the top turn right, signposted towards The Barringtons, and proceed along the road to the mini roundabout. Turn left at the roundabout on to Mitchell Way and then follow the road straight over the next mini roundabout and around the corner to the right taking the first turning on your right into Cranwell Road. Follow this road to the end where you will turn right into Spitfire Place. Number 1 can be found on the left hand side of the cul-de-sac.

What3Words: [///shelters.someone.shoelaces](http://shelters.someone.shoelaces)

Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			