



THE COTSWOLD LETTING AGENCY

BETTER BY FAR



### Directions

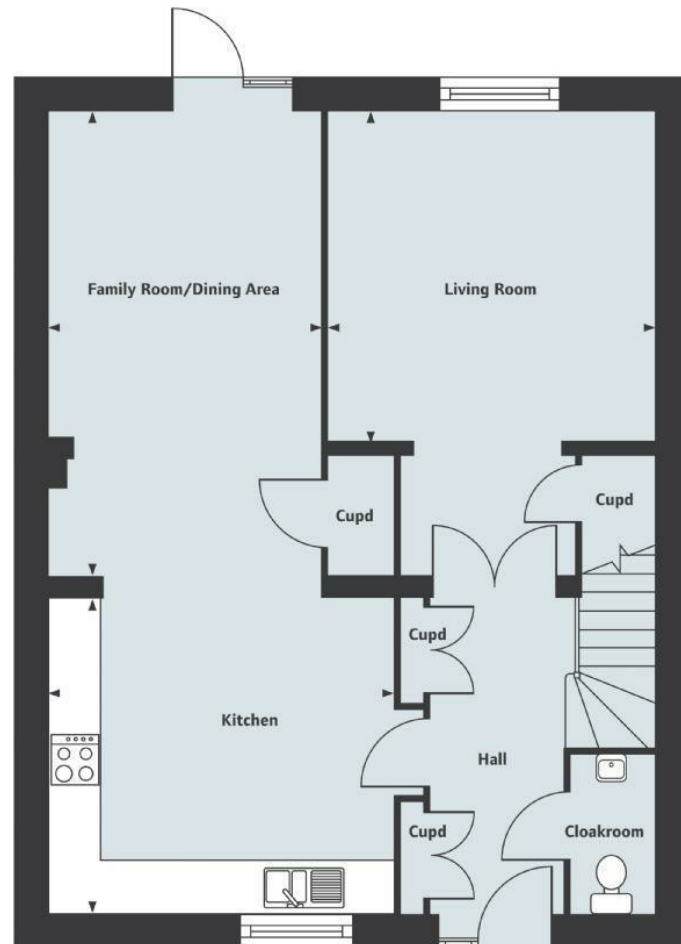
### Viewings

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		79	87
(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	



Kinloss, 3 Eagle Drive, Upper Rissington, Cheltenham, GL54 2GW

£2,250 PCM

- Spacious four-bedroom detached family home
- Walking distance to local amenities
- Off-road parking
- Popular family village location
- Private rear courtyard garden
- Excellent local schools

## 3 Eagle Drive, Cheltenham GL54 2GW

Upper Rissington is a popular residential village situated on the edge of the Cotswolds, offering a peaceful setting with excellent community amenities. The village benefits from a local shop, gym, primary school, and regular transport links, making it well-suited for families and commuters alike.

Nearby Bourton-on-the-Water and Stow-on-the-Wold provide a wider range of shops, cafes, and restaurants, while Cheltenham is within easy reach for more extensive shopping, dining, and leisure facilities. The area also offers convenient access to the A40 and A429, connecting to Oxford, Cirencester, and beyond.



Council Tax Band:

A well-presented and spacious four-bedroom detached family home located in the desirable Upper Rissington development. Thoughtfully converted from its original incarnation as the Officer's Mess for the airfield, the house offers unusually high ceilings and large windows which provide a sense of space and tremendous natural light throughout. The ground floor offers a generous living room, a separate family room/dining area ideal for entertaining, and a modern kitchen with ample worktop and storage space. A convenient cloakroom and multiple storage cupboards complete the ground floor.

Upstairs, the property comprises four well-proportioned bedrooms, including a principal bedroom with built-in wardrobe and ensuite shower room. A modern family bathroom serves the remaining bedrooms. The layout is practical and well-balanced, making it ideal for families or professional tenants seeking comfortable and versatile living space.

Externally, the property benefits from off-road parking and a private paved rear garden, perfect for outdoor use and low-maintenance living.

