



5 Bobble Court
Little Rissington
Gloucestershire
GL54 2ND



Description

An exquisite five bedroom barn conversion set within a characterful courtyard. The current owner has lovingly renovated the property over the last few years, and has created a beautiful, light and peaceful home. It's been tastefully equipped for modern living while losing none of its period charm. The property is located within the catchment area for a number of primary schools and the (Ofsted outstanding) Cotswold School.

The ground floor provides a large sitting room with fireplace, a well-fitted kitchen leading through to a dining area, a study and WC. On the first floor you'll find three double bedrooms, one of which has an en suite bathroom and built in wardrobes, as well as the family bathroom. There are two further double bedrooms on the second floor.

The landscaped garden is predominantly laid to lawn and made up of various areas with raised vegetable beds and planted borders. The garden has been thoughtfully designed to offer quiet corners with decking at the top of the garden surrounded by a tranquil rockery. At the bottom of the garden is a large paved area, perfect for entertaining and al fresco dining. There are two tandem parking spaces to the front.

Little Rissington

Little Rissington lies approximately two miles east of Bourton on the Water and enjoys an elevated position, with local shop at Upper Rissington, and village pub at Great Rissington. Further facilities and shopping are offered at nearby Bourton on the Water, as well as Stow on the Wold, and the A40 lies approximately 5 miles away, giving access to routes both east and west, as well as, subsequently, to the north and south.



Directions

From the office of Harrison James & Hardie in Bourton on the Water, turn right onto the High Street and continue onto the Rissington Road. Follow the road into the village of Little Rissington, bear right at the sharp bend then turn left into Bobble Court. Number 5 is located in the top right corner of the courtyard.

Tenure and Possession - Freehold

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

Viewing Arrangements

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

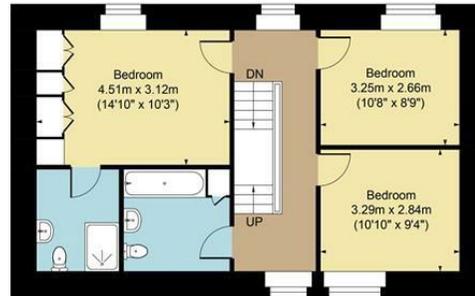
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



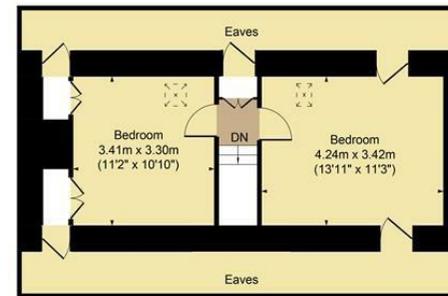
5 Bobble Court, Little Rissington GL54 2ND
Main House Approx. Gross Internal Area:- 154 sq.m. 1655 sq.ft.



Ground Floor



First Floor



Second 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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Notice

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Bourton on the Water

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