



**9 De Havilland Road**  
Upper Rissington  
Gloucestershire  
GL54 2NZ



## Description

An extremely well-presented and re-modelled three bedroom detached house backing onto fields with some fantastic countryside views.

The current owners have re-modelled part of the ground floor to provide a fantastic front to back kitchen/dining room with a study off. There is a good sized living room with wood burner, a ground floor WC and a garden room with a part tiled roof. From the kitchen there is an inner hallway that gives access to the rear garden and storage room with a further ground shower room and WC off. Upstairs there are three double bedrooms and a recently fitted bathroom with walk in shower and freestanding bath tub.

The front garden is laid to lawn with borders with a driveway providing parking to the garage. A pedestrian gate leads to the enclosed rear garden which is bounded by fencing and has some lovely countryside views. There is a small lane

immediately behind the rear boundary fence that provides access to properties further down, but not to No 9.

The property is warmed by LPG central heating, and has double glazing.

Please note that the LPG supply is piped to the house from central tanks that supply the vast majority of the houses on this side of Upper Rissington. The supply is provided by Calor and does not involve any gas bottles at the property.

## Upper Rissington

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 new shop, pharmacy, gym and cafe as well as a brand new village hall. There is also the OUTSTANDING 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.

## Directions

From the offices of Harrison & Hardie in Bourton on the Water go down the High Street and onto Rissington Road. Proceed through Little Rissington to the 'T' junction at the top of the hill and turn right. Take the first left hand turning, and follow the road around to the left. Proceed along Sopwith Road before taking the right hand turning into Bristol Road. Continue and take the left hand turning into Vickers Road, and proceed before turning right into De Havilland Road.

## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	68
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



## 9 De Havilland Road

Approximate Gross Internal Area = 170.1 sq m / 1831 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

### Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

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### Bourton on the Water

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### Moreton in Marsh

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