



7 De Havilland Road
Upper Rissington
Gloucestershire
GL54 2NZ



Description

An extended family home backing onto fields with some fantastic countryside views. Offering spacious accommodation comprising five beds, two en-suites, two further first floor bathrooms, one ground floor bathroom, four reception rooms including a family room, sitting room, dining room, study, kitchen/breakfast room and utility room.

Outside there is a good sized garden, parking and garage. The property offers lots of scope and is situated close to amenities in the village whilst being within the popular Cotswold School catchment and a short stroll from The Rissington School.

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 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 James & Hardie in Bourton on the Water go down the High Street and onto the 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. Number 7 will be identified by our 'For Sale' board.

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			
(81-91) B			
(69-80) C		71	82
(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 	

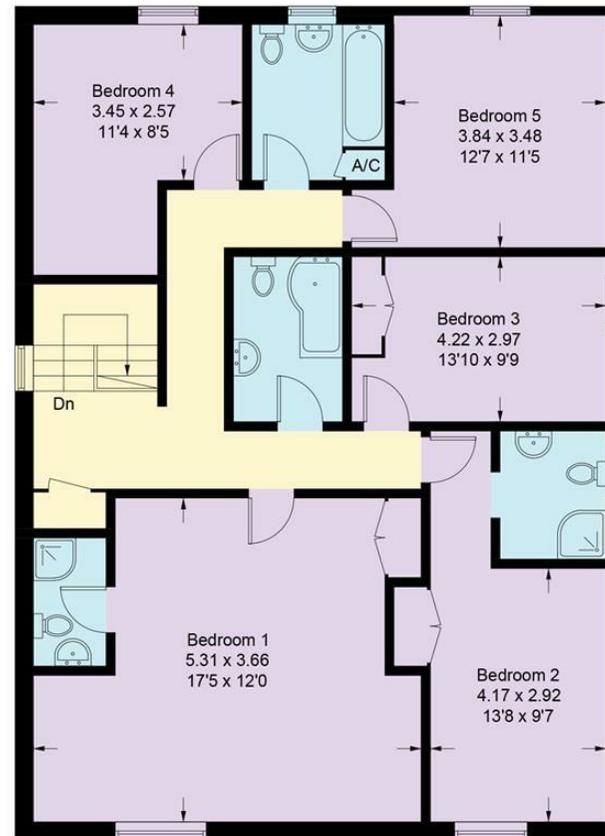


7 De Havilland Road, Upper Rissington

Approximate Gross Internal Area = 291.2 sq m / 3134 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID795948)

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

High Street, Bourton on the Water
GLOS GL54 2AN
Tel: 01451 822 977 Fax: 01451 822 961
Email: bourton@harrisonjameshardie.co.uk

Moreton in Marsh

High Street, Moreton in Marsh
GLOS GL56 0AF
Tel: 01608 651 000 Fax: 01608 651 411
Email: moreton@harrisonjameshardie.co.uk