established 200 years

Tayler & Fletcher

4 Manor Farm, Pound Lane

Little Rissington, Cheltenham, GL54 2NB

Guide Price £425,000

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A substantial 3 bed Semi-Detached Cotswold stone cottage with master en-suite bedroom and a semi-detached single garage with parking space in front, situated in the heart of the popular Cotswold village of Little Rissington. NO ONWARD CHAIN.

LOCATION

Little Rissington is a hillside village with views to the South West over the Windrush Valley. It is a traditional Cotswold village and contains some interesting period houses and cottages and a Parish Church. The village is situated just 2 miles from Bourton-on-the-Water where there are a variety of shopping, social and sporting activities. Local primary schools can be found in the surrounding villages and higher education in Burford and Bourton-on-the-Water, with the Cotswold School, rated outstanding by Ofstead. Other excellent educational facilities can be found in Cheltenham and Oxford. There are theatres in Cheltenham, Oxford, Chipping Norton and Stratford-upon-Avon. Little Rissington is served by a bus route and is within reach by road of larger centres including Chipping Norton (10 miles), Cheltenham and Cirencester (18 miles) and Oxford (26 miles). Kingham mainline station (Paddington 90 minutes) is some 6 miles distant. There is excellent access directly on to the local footpath network.

DESCRIPTION

Number 4 comprises a well appointed and substantial semi-detached Cotswold stone cottage constructed in 1998 and in the same ownership since new. The property has accommodation arranged over two floors comprising a hall, study area, cloakroom, kitchen/ breakfast room and an open plan sitting room/dining room to the rear with access directly out to the garden. On the first floor there is a master bedroom with en suite shower room, two further bedrooms and a family bathroom. The property occupies a peaceful position in the heart of the village off Pound Lane.

Approach

A painted uPVC front door with opaque glazed inserts with outside light to side, leading to:

Hall

With archway to study area with double glazed casement to front elevation and wall mounted electricity fuse box. Further timber door to:

Cloakroom

With low-level WC and wall mounted wash hand basin with tiled splash back.

From the hall, opaque glazed timber door to:

Kitchen/ Breakfast Room

With a fitted kitchen comprising worktop with four ring Ariston hob with built-in oven/grill below (Bosch), one and a half bowl sink unit with mixer tap, space and plumbing for washing machine Thermecon Oil-fired central heating boiler with wall mounted time clock, a range of below worksurface cupboards and drawers, built-in Ariston dishwasher, breakfast bar, tiled splashback, a range of eye-level cupboards and extractor over hob, wide double glazed casement window overlooking the front of the property.

From the hall, timber door to:

Sitting Room/ Dining Room

With double glazed casement window overlooking the rear garden, corner fireplace with Cotswold stone surround,

Quarry tiled hearth and fitted with a wood burning stove with timber mantle over. Beamed ceiling and dining area with double glazed casement window overlooking the rear garden and separate uPVC double glazed door leading out to the rear terrace and garden. Separate timber door to below stairs storage cupboard.

From the hall, stairs with timber hand rail and balustrade rise to the:

First Floor Landing
With continuation of the timber balustrade and with access to roof space, timber door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving and timber door to:

Master Bedroom 1
With double glazed casement window overlooking the rear garden and separate timber door through to:

En Suite Shower Room
With shower cubicle with wall mounted Alto Calypso Plus electric shower with glazed door, wall mounted wash hand basin and low-level WC with timber seat and part tiled walls.

From the landing, timber door to:

Bedroom 2
With double glazed casement window to the front of the property, and built-in cupboard with hanging rail and shelving over.

From the landing, timber door to:

Family Bathroom
With panelled bath with mixer tap with handset shower attachment, pedestal wash hand basin, low-level WC with timber seat, part-tiled walls, opaque double glazed casement window to the front of the property.

From the landing timber door to:

Bedroom 3
With double glazed casement window overlooking the rear garden and built-in wardrobe (freestanding).

OUTSIDE
Number 4 is approached from Pound Lane via a shared tarmacadam driveway in turn leading to the front of number 4 with a parking space and double doors leading to a SEMI-DETACHED SINGLE GARAGE of Cotswold stone elevations under a pitched plain tiled roof. A path leads to the front of the house. Set to the rear of number 4 is a private garden with paved terraced area immediately to the rear of the house with a further remainder of the garden laid to gravel with a curved path leading to a circular seating area with a timber picket fence with evergreen shrubs and plants surrounding to the rear. Oil storage tank.

SERVICES
Electricity, Water and Drainage are connected. Oil-fired central heating.

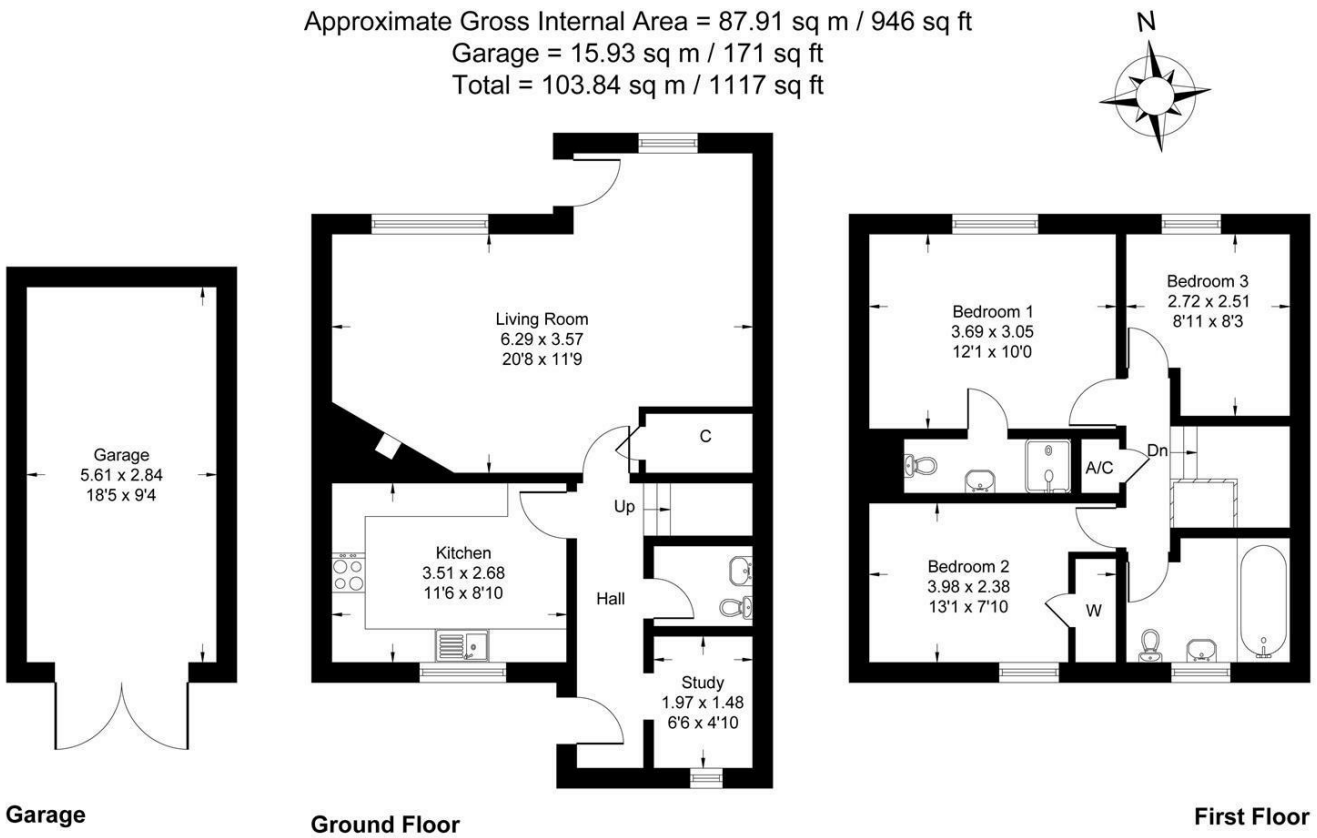
LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band E. Rate Payable for 2024/2025: £2,598.80

DIRECTIONS
From Bourton-on-the-Water take the Rissington Road out of the village. Continue into Little Rissington, and take the first right hand turn into Pound Lane. Follow the lane around a sharp left hand bend and continue for a short distance where Manor Farm will be found on your left hand side. Drive into the cul-de-sac and number 4 can be found at the far end.

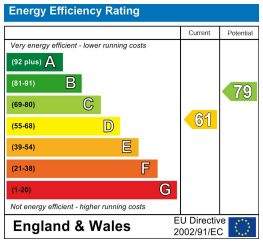
What3Words: consented.basics.bangle

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

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