



32 Sopwith Road, Upper Rissington, Cheltenham GL54 2NS

**Guide Price £310,000**

*A well presented 2 bedroom semi-detached house with a good size rear garden, situated on the edge of this popular village.*

## LOCATION

32 Sopwith Road is set on the edge of the village of Upper Rissington; a popular residential location with recently built and upgraded facilities known as the Village Square as part of the Victory Fields development. This includes a Co-op shop, pharmacy, café, charity shop and gymnasium. Further facilities include a new village hall and primary school. The nearby village of Bourton-on-the-Water provides a wider range of shops, supermarket and an excellent secondary school, while the Cotswold towns of Burford and Stow are also close by. There are mainline rail services from Kingham (6 miles) and the regions major centres of Cheltenham, Cirencester and Oxford are within easy travelling distance. The surrounding Cotswolds provide a wealth of rural leisure opportunities.

## DESCRIPTION

No.32 Sopwith Road comprises a well presented two bedroom semi-detached house occupying a good position on the edge of Upper Rissington with a lovely open aspect to the front and a large garden to the rear. The property has been extended by the current owners with a large conservatory to the rear and is generally well presented although some updating may be required in places. The property has the benefit of off street parking (unallocated).

### Approach

Covered entrance porch with part glazed screen to one side and outside light. Upvc double glazed front door to:

### Entrance Hall

With stairs rising to first floor and painted timber door to:

### Sitting Room

Double aspect with wide double glazed windows overlooking the front garden, double glazed french doors leading out to the conservatory and fireplace fitted with a Clearview wood burning stove with stone mantel and hearth. Double glazed french doors to the:



### Conservatory

With dwarf walls with double glazed casements over and pitched translucent roof. Double glazed french doors out to the rear terrace and garden and opening casements. Travertine style stone floor

From the sitting room, sliding painted timber door to:



### Inner Lobby

With door to below stairs storage cupboard and separate opaque glazed painted door to

### Utility Room

With travertine tiled floor, space and plumbing for washing machine, double glazed casement to side elevation and opaque double glazed door to rear garden. Recessed ceiling spotlighting.

From the inner lobby, archway through to the:

### Kitchen/Dining Room

Fitted kitchen comprising one and a half bowl stainless steel sink unit with chrome mixer tap set in a worktop with tiled splash back. Space for slimline dishwasher, four ring Bosch halogen hob with brushed stainless steel Bosch extractor over, range of built in below work surface cupboards and drawers, range of eye level cupboards and further built in corner cupboard. Separate matching unit with three quarter height unit with built in Bosch oven/grill and secondary oven with sliding housemaids cupboard adjacent. Further unit with matching worktop and built in cupboards and drawers below. Wall mounted cupboard housing the electricity meter and fuse box. Separate double glazed casement to front elevation. Recessed ceiling spot lighting. Double glazed casement window overlooking the rear garden.

From the hall, stairs with two timber handrails rise to the:

### First Floor Landing

With casement window overlooking the rear garden, built in cupboards and airing cupboard with pine slatted shelving. Painted timber door to:

## Bedroom One

A large double bedroom with double aspect with double glazed casements to front and rear elevations. Extensive built in wardrobes with hanging rail and shelving.

From the landing, painted timber door to:



## Shower Room

Comprising low level WC, pedestal wash hand basin with chrome mixer tap, corner shower with curved glazed sliding doors and chrome fittings. Fully tiled walls, chrome heated towel rail and opaque double glazed window to rear elevation.

From the landing, painted timber door to:

## Bedroom Two

With double glazed casement window overlooking the front of the property and with a pair of sliding doors to built in wardrobe with hanging rail and shelving.

## OUTSIDE

No. 32 Sopwith Road is approached via a pedestrian gate with a small front garden with a central path and laid principally to lawn with clipped shrubs to either side and Cotswold stone wall. Set to the side a gate provides access to the rear garden; a particularly good sized garden with mature planting with a small terrace to the rear of the house and a variety of clipped shrubs and plants throughout.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

## COUNCIL TAX

Council Tax band C. Rate Payable for 2023/ 2024: £1855.34.

## SERVICES

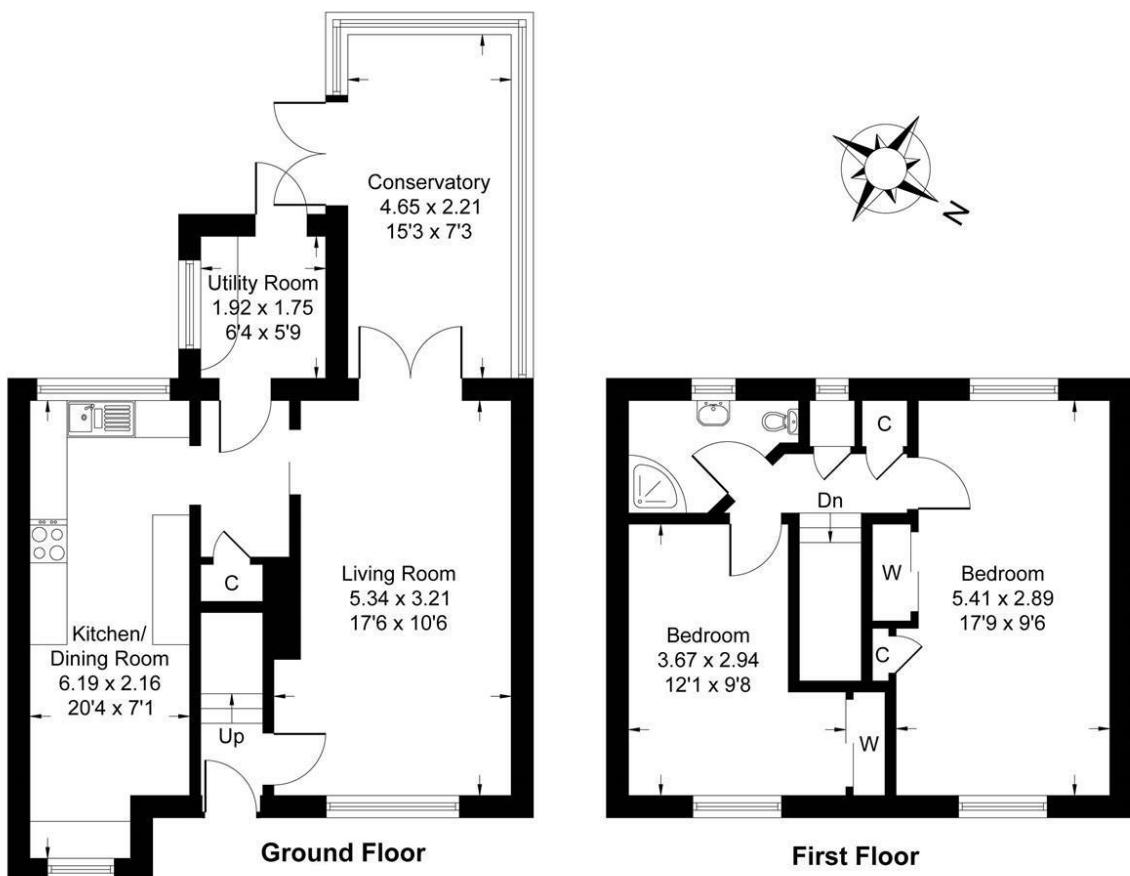
Mains Electricity, Water and Drainage are connected. LPG central heating.



## DIRECTIONS

From Bourton-on-the-Water take the Rissington Road up through Little Rissington to the T junction and turn right. Take your first left in to Sopwith Road where the property will be found on the right hand side just after the turning for Wright Road.

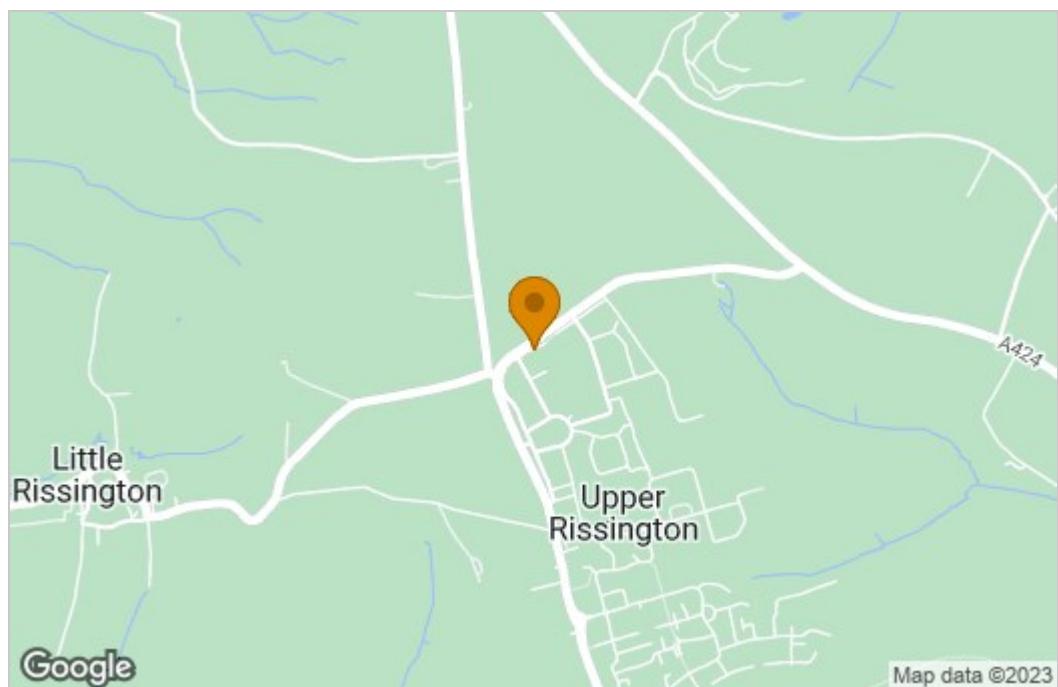
## Floor Plan



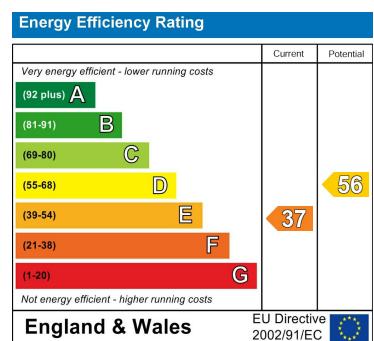
Approximate Gross Internal Area = 86.04 sq m / 926 sq ft

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



## Energy Efficiency Graph



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