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Tayler & Fletcher

Manna, Rectory Lane
Great Rissington, Cheltenham, GL54 2LH
Guide Price £785,000

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A substantial detached property with flexible and well appointed accommodation arranged over two floors with light and spacious reception rooms across the rear of the house, two ground floor bedrooms and two/three further bedrooms and a bathroom on the first floor set in a good edge of village position.

LOCATION

Rectory Lane is set near the heart of the village of Great Rissington, which is a classic Cotswold's village with an active community centered around the village primary school, The Lamb Inn, St John the Baptist village church and village cricket team and sports and social club. Bourton-on-the-Water, Stow-on-the-Wold and Burford are all within a 6 mile radius providing a comprehensive range of services including supermarkets, shops, restaurants and boutiques, doctors, dentists and excellent local schooling including the award winning Cotswold School at Bourton.

DESCRIPTION

Manna comprises a well presented substantial detached house occupying a lovely position on the edge of the popular village of Great Rissington off a peaceful lane (Rectory Lane). The property provides ample accommodation arranged over two floors with an open plan kitchen / breakfast room to the rear of the house with integral double doors to the principal sitting room and both with French doors leading out to the terrace to the rear of the property. There are two bedrooms on the ground floor, the main bedroom being En Suite and a separate shower room. On the first floor there are two further bedrooms a fifth small bedroom / study and a bathroom. The property sits within a mature garden with ample parking and a substantial detached double garage in a peaceful position.

Approach

Covered entrance with slate floor and painted timber front door with central port hole and outside light to side to:

Reception Hall

With double glazed casement window to front elevation and archway interconnecting to the:

Central Hall

With stairs rising to first floor and below stairs storage cupboard, with solid timber door to the airing cupboard with foam lagged hot water cylinder and pine slatted shelving. Recessed ceiling spotlighting.

From the hall, solid timber door to:

Kitchen / Breakfast Room

With tiled floor throughout and comprising a bespoke fitted kitchen with a solid timber worktop with one and half bowl stainless steel sink unit with chrome mixer tap, a range of built in cupboards and drawers below, space and plumbing for dishwasher, three quarter height larder cupboard to side, further matching worktop with four ring Miele hob with brushed stainless steel extractor over, tiled splash back and timber upstands. Comprehensive range of below work surface cupboards and drawers, three quarter unit to one side with built in refrigerator and freezer. Three quarter height unit to the other side with built in double Miele oven / grill with cupboards above and below and a range of eye level cupboards. Recessed ceiling spotlighting.

Dining area with continuation of the tiled floor, opaque double glazed three quarter height windows back to the inner hall and double glazed French doors leading out to the rear garden. Interconnecting double timber doors to sitting room.

From the kitchen, solid timber door to:

Rear Hall/Utility Room

With continuation of the tiled floor, space and plumbing for washing machine, Grant oil fired central heating boiler and water softener, wall mounted electricity fuse box and stable door with glazed upper panels to the rear garden.

Approached either from the hall via a solid timber door or via a pair of solid timber doors from the breakfast area is the:

Sitting Room

With bespoke cut stone fireplace and hearth and fitted with a Clearview woodburning stove, wide double glazed French doors with glazed panels to either side leading out to the rear terrace and garden, decorative coved ceiling and dado rail.

From the inner hall, solid timber door to:

Bedroom 4 / Dining Room

With wide double glazed casement window to front elevation and coved ceiling.

From the hall, solid timber door to the:

Shower Room

With low level W/C with built-in cistern and built in oval wash hand basin with cupboards below with chrome

mixer tap, fully tiled walls, vertical chrome heated towel rail, shower cubicle with curved glazed doors and wall mounted Mira shower with opaque double glazed casement to front elevation.

From the hall, solid timber door through to:

Bedroom One
With wide double glazed casement window to front elevation, recessed ceiling spotlighting and solid timber door to:

En Suite Bathroom
With matching suite comprising a panelled bath with chrome mixer tap and hand set shower attachment, low-level W/C with built-in cistern and built-in wash hand basin with chrome mixer tap with cupboards below. Opaque double glazed casement to side elevation, tiled walls and recessed ceiling spotlight.

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

First Floor Landing
With continuation of the handrail and balustrade, three double glazed conservation roof lights to front elevation, study area and timber door to:

Bedroom Two
With double glazed casement to front elevation and separate timber door to eaves storage / attic space.

From the landing, timber door to:

Bathroom
With a suite of panelled bath with gilt taps, tiled surround, low level W/C with timber seat, pedestal wash hand basin and corner shower cubicle with Mira sport shower. Double glazed casement window to the rear elevation.

From the landing, timber door to:

Bedroom Three
With wide double glazed casement window overlooking the rear garden with lovely views across the Windrush valley and eaves storage.

From the landing, solid timber door to:

Bedroom Five / Office
With two conservation roof lights to the rear elevation.

OUTSIDE
Manna is approached from Rectory lane via a pair of five bar timber gates leading in turn to the gravelled parking area and leading to the front door. The parking area is edged with herbaceous borders to one side and to the front of the house, and in turn leads to the DETACHED DOUBLE GARAGE of reconstituted stone elevations under a pitched plain tiled roof with wide single up and over door, separate casement window to side elevation and separate pedestrian door leading through to garden.

A separate pedestrian gate leads to the side of the drive and to the side garden with a greenhouse and raised path leading round the rear of the house to the back door, in turn leading to a covered pergola and terrace to the rear of the house which may also be accessed via french doors to the sitting room and dining area. A pair of steps lead down to the principle garden which is laid to lawn with herbaceous borders surrounding a semi mature horse chestnut and acer and with an open aspect to the rear.

SERVICES
Mains 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.

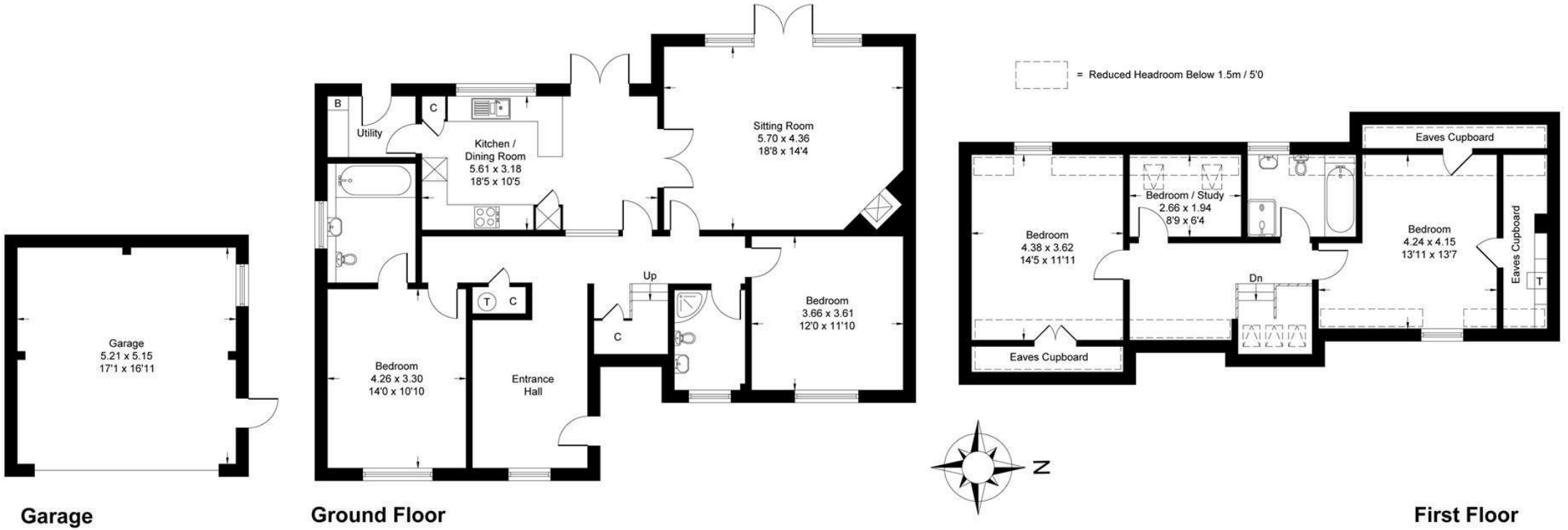
COUNCIL TAX
Council Tax band F. Rate Payable for 2025/ 2026: £3,192.94

DIRECTIONS
From Bourton-on-the-Water take the Rissington Road out of the village and then take the right hand turn signposted to Great Rissington and the Barringtons. Follow the lane to Great Rissington and follow round the first right hand bend and keep going, you will see a small green triangle where you need to take a right down Rectory Lane and Manna is the third property on the righthand side.

What3Words: ///prepared.alcove.cement

Floor Plan

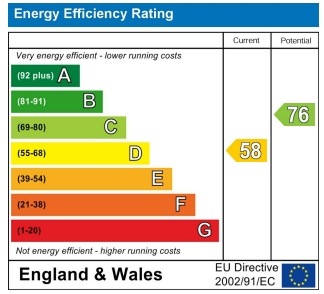
Approximate Gross Internal Area = 178.40 sq m / 1920 sq ft
Garage = 26.80 sq m / 288 sq ft
Total = 205.20 sq m / 2208 sq ft



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.

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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