established 200 years

Tayler & Fletcher

2 West View

Great Rissington, GL54 2LH

Guide Price £795,000

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2 West View

Great Rissington, GL54 2LH

A substantial three bedroom semi-detached Cotswold stone house occupying a superb elevated position on the edge of this popular village, with a large garden, parking and outbuildings.

LOCATION

2 West View is set in the heart of the popular village of Great Rissington, a classic Cotswolds village with an active community centred 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.

The regional centres of Cheltenham, Oxford and Cirencester are all within easy travelling distance together with a wide range of cultural and sporting pursuits. There are main line rail connections nearby at Kingham (London Paddington 80 minutes) and Cheltenham (18 miles).

DESCRIPTION

2 West View comprises a substantial semi-detached Cotswold stone house dating from around 1900 and more recently extended in matching materials by the current owners. The property occupies a superb elevated position just off the centre of the village with lovely views to the West, yet only a short walk from The Lamb Inn, village green, primary school and sports and social club. The accommodation has been tastefully updated with a triple aspect dining / family room, separate sitting room, cloakroom, rear hall and kitchen on the ground floor, with three double bedrooms and a family bathroom on the first floor. There is a pavioured driveway to the front and side with a garage/home office to the side and a separate semi-detached utility room/store. Set to the rear of the house is a good sized garden with summer house, and terrace to the side, the remainder being laid to lawn with a mature apple tree set centrally.

Approach

Oak front door with decorative leaded glazed insert to:

Rear Hall

Leading across the rear of the cottage. Pair of double glazed sliding doors leading out to the rear garden, quarry tiled floor, recessed ceiling spotlights, exposed stone walls and French doors back through to the dining room. Timber internal door with double glazed insert through to:

Reception Hall

With recessed ceiling spotlighting and painted timber door to:

Cloakroom

With low level WC, part panelled walls and wall mounted wash hand basin with chrome mixer tap. Archway from the hall interconnecting through to the:

Dining Room

With stone tiled floor with underfloor heating, French doors out to the rear hall and double glazed casement windows to the side and front elevation with views across the Windrush valley. Stairs rising to first floor with understairs storage. Three wall light points and coved ceiling.
From the inner hall, archway with cloaks cupboard to one side leads through to the:

Kitchen/Breakfast Room

With double glazed casement windows back through to the rear hall and overlooking the rear garden. Fitted kitchen comprising stainless steel sink unit with chrome mixer tap, worktop with marble insert and space for Range cooker. Range of below work surface cupboards and drawers. Space for slimline dishwasher, range of eye level cupboards, brushed stainless steel extractor over cooker position and space for upright

fridge/freezer. Recessed ceiling spotlighting. Tiled floor.
From the kitchen, stable door with double glazed upper casement to the:

Sitting Room
With wide double glazed casement window overlooking the front of the property with views over the Windrush Valley. Open fireplace fitted with a Clearview woodburning stove with cut Cotswold stone surround and part exposed stone over. Built-in shelving in recess to either side. Further display shelving, three wall light points and door to further built-in cupboard with hanging rail and shelving. From the dining room, stairs with painted timber handrail and balustrade rise to the:

First Floor Landing
With door to built-in cupboard, Velux rooflight over landing and access to roof space.
Solid Oak door to:

Bedroom One
Triple aspect with double glazed casements to front, rear and side elevations with lovely views out over the Windrush Valley. Range of built-in wardrobes with sliding doors, hanging rail and shelving. Recessed ceiling spotlighting.
From the landing, solid Oak door to:

Bathroom
With timber floor and matching suite comprising panelled bath with whirlpool effect chrome mixer tap and tiled surround and corner shower with chrome fittings. Low level WC and wash hand basin with chrome mixer tap. Fully tiled walls, recessed ceiling spotlighting and Velux roof light to front elevation. Chrome heated towel rail.
From the landing, solid timber door to:

Bedroom Two
With double glazed casement window to front elevation with lovely views. Velux roof light to rear elevation and built-in wardrobe with hanging rail and shelving.
From the landing, solid Oak door to:

Bedroom Three
With double glazed casement window overlooking the rear garden. Door to airing cupboard with foam lagged hot water cylinder,

OUTSIDE
2 West View is approached from the village lane via a pavioured drive which sweeps up past the front of the house with lawned area to one side with sleeper edging. Raised seating position with a variety of mature shrubs and trees. In turn leading to a pavioured parking area with DETACHED GARAGE of timber clad elevations with a pair of double timber doors leading to a small single garage with access to eaves storage and with power and light. Set to the rear of the garage and with a separate pedestrian access to the side is a HOME OFFICE with a casement window overlooking the rear garden and also with power and light.

From the rear of the property steps rise up to a gravelled border and terrace with lawn to one side and in turn leading to a semi-detached Cotswold stone outbuilding comprising utility and storage space. A subdividing Cotswold stone wall with steps and pedestrian gate lead to the main garden, being laid mainly to lawn interspersed with mature trees and bordered by close board timber fencing and hedging. There is a raised terrace and summerhouse to one side.

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

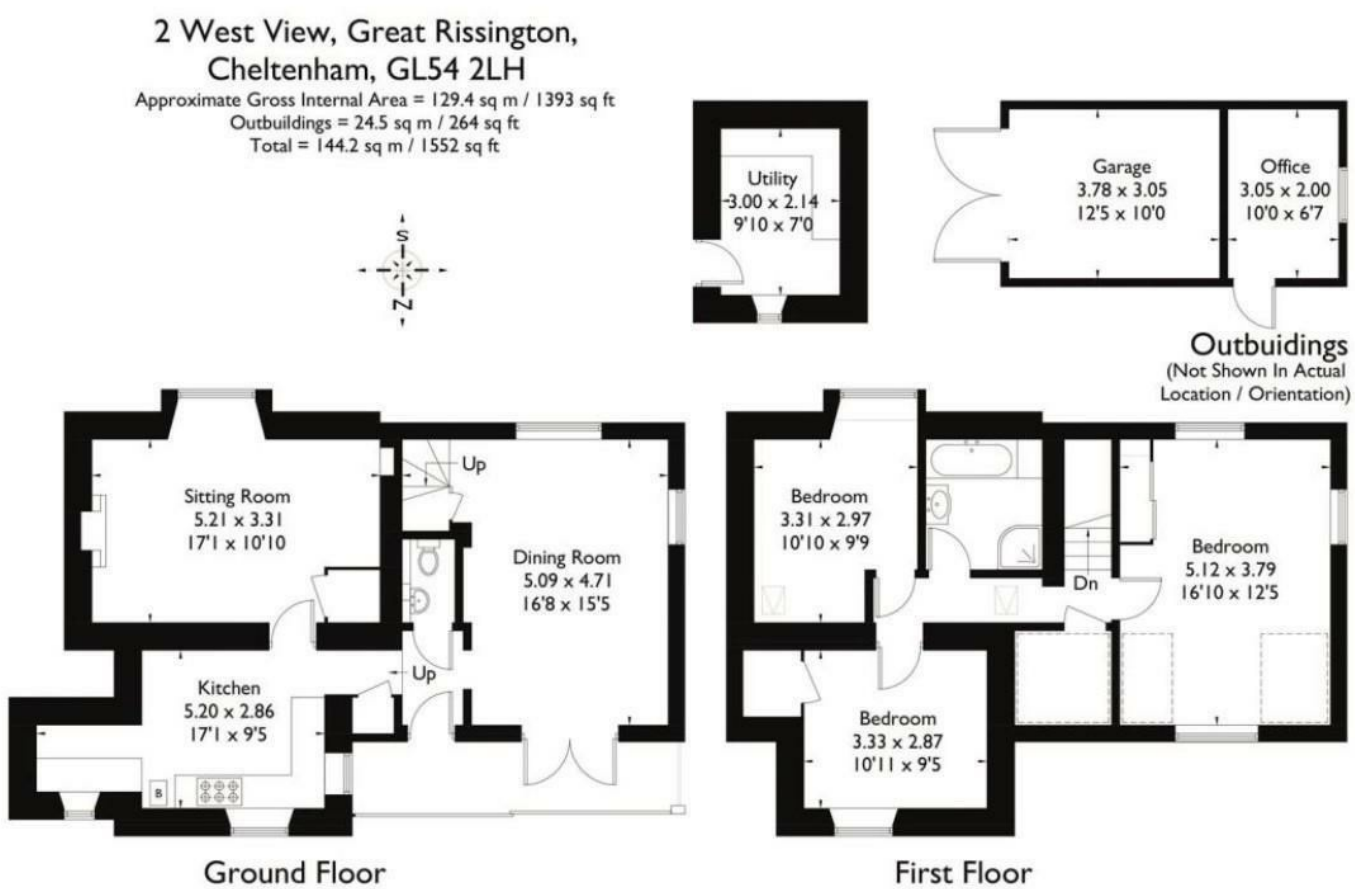
COUNCIL TAX
Council Tax band D. Rate Payable for 2026/ 2027: £2303.11

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

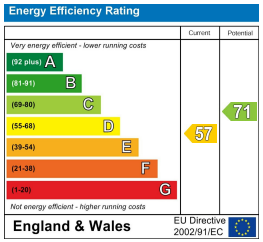
DIRECTIONS
From Bourton-on-the-Water take the Rissington Road out of the village and shortly take the right hand turn signposted to Great Rissington. Follow the lane into the village and at the first bend bear left up the lane, bearing to the right as the lane divides. Follow the lane along to the right and 2 West View will be found shortly on the left hand side.

What3Words ///dancer.deploying.breathy

Floor Plan



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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