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Tayler & Fletcher



Honeysuckle House

Sandy Lane Court, Upper Rissington, Cheltenham, GL54 2NF

Guide Price £847,500



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A recently completed detached stone house finished to a high standard and set in an elevated position with far reaching Westerly views across the Cotswolds. NO ONWARD CHAIN.

LOCATION

Honeysuckle House is set on the western edge of the village of Upper Rissington, a popular residential location with excellent local facilities known as the Village Square, which includes a Co-op shop, pharmacy, charity shop and gymnasium. Further facilities include a new veterinary practice, village hall and primary school. The nearby village of Bourton-on-the-Water provides a wider range of shops, supermarkets 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

Honeysuckle House comprises a substantial detached property constructed in recent years by the current owners of reconstituted stone elevations under a pitched slate roof and arranged in a contemporary style with open plan accommodation and bi-fold glazed doors to take advantage of the extensive vista. On the ground floor there is a utility and hall and the principal living area which is subdivided in to kitchen, dining and seating areas together with a ground floor bedroom. A central staircase rises up to two bedroom suites one with large en-suite bathroom, dressing room and principal bedroom and a further bedroom with large en-suite shower room.

Approach

Opaque glazed solid front door to:

Reception Hall

With mat well, slate tiled floor, recessed ceiling spotighting, Daikin air conditioning unit and doorway through to:

Utility Room

With continuation of the slate floor, worktop

with sink unit with mixer tap and space and plumbing for washing machine and drier, below work surface cupboards and a range of eye level cupboards and shelving. Double glazed casement window to side elevation, recessed ceiling spotighting and painted timber door to:

Shower Room

With continuation of the slate floor, low level WC, recessed shower with shower rose over and separate handset shower attachment. Wall mounted wash hand basin with chrome mixer tap and tiled splashback. Recessed ceiling spotighting. From the hall, painted timber door to:

Plant Room

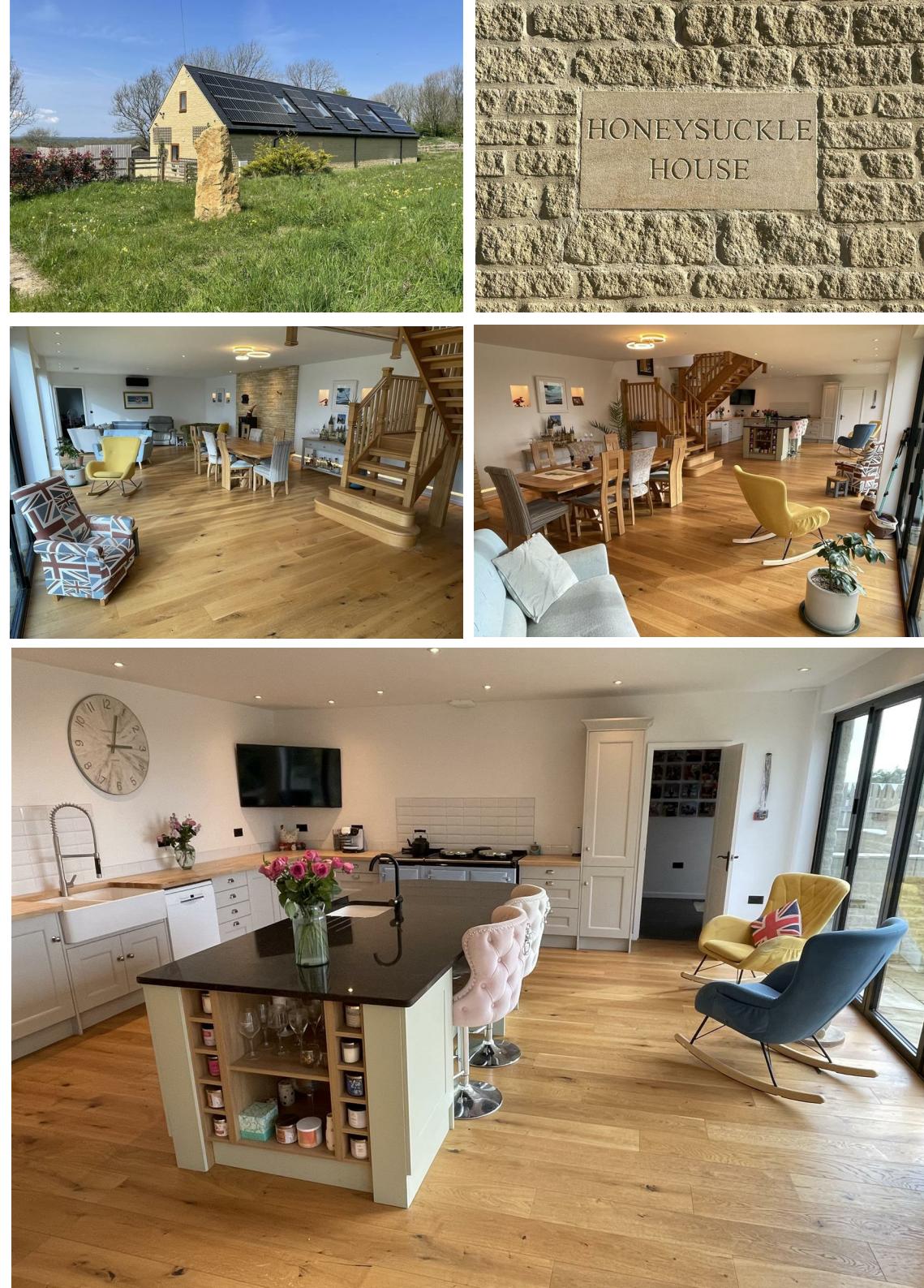
With continuation of the tiled floor, large pressurised hot water cylinder and storage tank. Central heating time clock and controls.

From the hall, solid painted door through to:

Principal Reception Room

With four sets of bespoke bi-fold doors looking out to the south and west, oak flooring throughout and with wall mounted Daikin air conditioning unit. The principal reception room comprises kitchen, dining and seating areas.

The kitchen comprises a six door, five oven, duck egg blue electric Aga with twin hot plates and large induction hob, with tiled splash back, extensive bespoke fitted kitchen with solid timber worktops, built-in cupboards and drawers and space and plumbing for dishwasher. Dual butlers sink unit with brushed stainless steel dual control flexible spray tap with tiled splash back. Built-in larder cupboard, central island unit with granite worktop and further Villeroy & Boch ceramic sink with mixer tap and drainer. Comprehensive range of built-in cupboards below, space for refrigerator and built-in champagne cooler. Recessed ceiling spotighting.





Central oak staircase rising to first floor with open treads and Velux roof light over. Dining area with continuation of the oak floor and recessed ceiling spotighting over. Decorative stone panelled feature wall with stone plinth.

Sitting area with with continuation of the oak floor and bi-fold doors out to the front of the property. Accessed from the sitting area is:

Ground Floor Bedroom Three / Study

With slate floor and stone mullioned casement window to the front elevation. Potential for en-suite bathroom if desired. Three wall light points, recessed ceiling spotighting and Daikin air-conditioning unit.

From the principal reception room, solid timber staircase with open treads and half landing rise to the:

First Floor Galleried Landing

With seating area, large velux to rear elevation and solid oak floor. Solid decorative oak door leads through to the master bedroom suite comprising:

Dressing Room

With continuation of the oak floor, extensive bespoke fitted Sharps wardrobes with hanging rail, shelving and drawers. Velux roof light to rear elevation, recessed ceiling spotighting and interconnecting archway through to:

Bedroom One

With velux roof light to the rear elevation, continuation of the oak floor and recessed ceiling spotighting. Daikin air-conditioning unit and doorway interconnecting through to:

En-Suite Bathroom

With continuation of the oak floor, whirlpool style bath, walk through shower with glazed screen, shower over with separate handset shower attachment. Wash hand basin with chrome mixer tap and built in cupboards below, high level WC, recessed ceiling spotighting and glazed back lit mirror.

From the landing, oak door leads to the guest suite, comprising:

Bedroom Two

With oak floor, velux roof light to rear elevation and recessed ceiling spotighting, Daikin air conditioning unit.

Painted timber door through to the:

En-Suite Shower Room

With continuation of the oak floor, deep walk in shower with glazed panel, tiled walls, handset shower attachment and large ceiling shower rose over. Extensive recessed walk in wardrobe with shelving to one end. Oval wash hand basin with chrome mixer tap and built in cupboards and drawers below, low level WC and double glazed casement window to gable elevation. Heated towel rail, Daikin air conditioning unit, bespoke recessed ceiling spotighting.

Outside

Honeysuckle House is approached from the private drive to Sandy Lane Court and set to the far end with a pair of double timber gates leading to a private parking area with graveled drive and close board timber fencing. In turn leading through to a paved terrace to the front of the house and with a separate walkway leading out to the detached oak framed pergola with slate roofing. The principal gardens are set to the front with graveled borders and beds and a raised terraced seating area to one corner. A further archway leads out to a wild flower meadow with extensive planting with shrubs and young trees which wrap around to the side and rear of the property.

SERVICES

Mains Electricity and Water are connected. Private Drainage.

LOCAL AUTHORITY

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

COUNCIL TAX

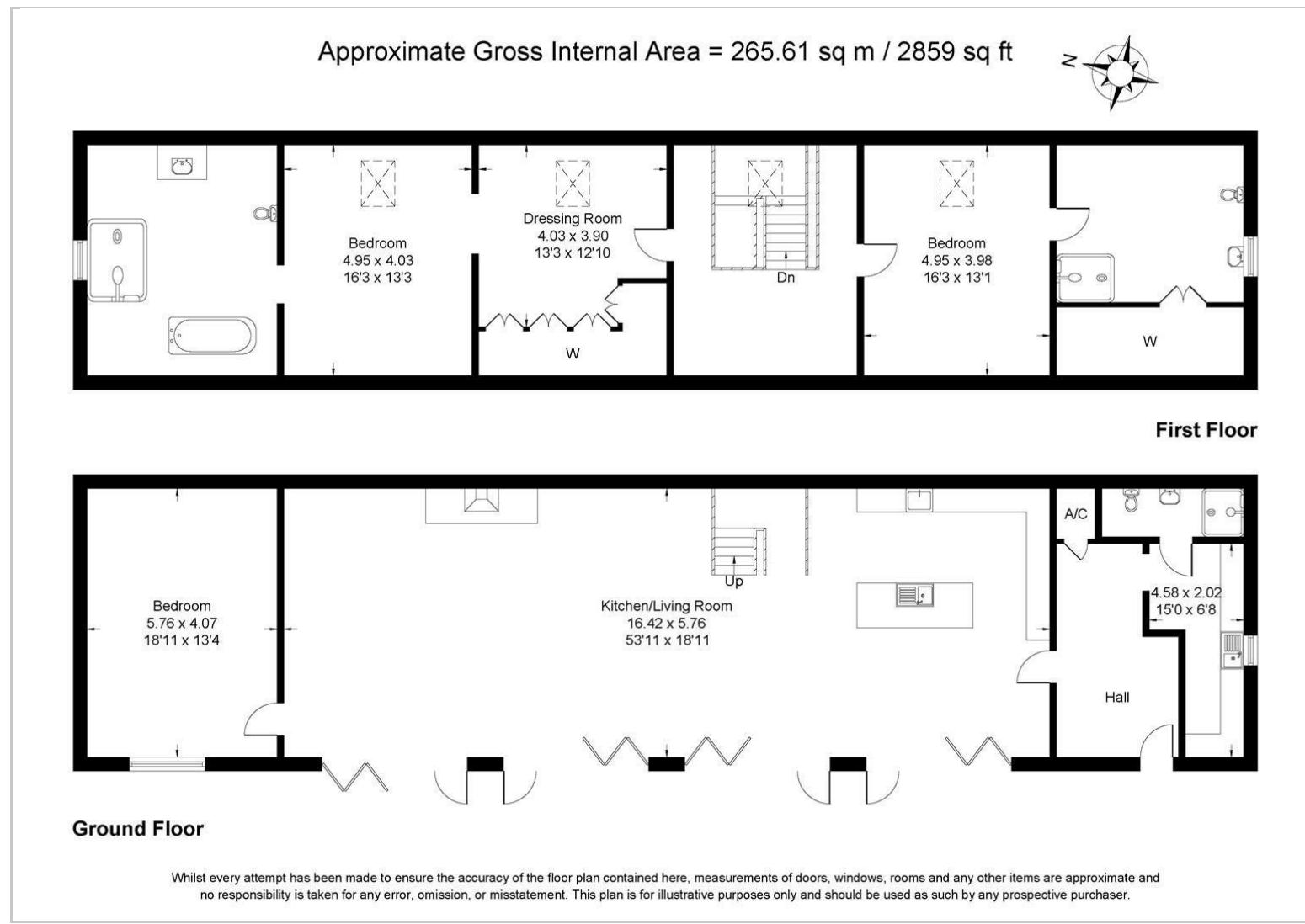
Council Tax band F. Rate Payable for 2024/ 2025: £3,161.14

DIRECTIONS

From Bourton-on-the-Water take the Rissington Road and climb through Little Rissington to the T junction and turn right towards The Barringtons and then take the second right just before the mini roundabout, into the private driveway for Sandy Lane Court, continue all the way to the end where the property will be found on your right hand side.

What3words: built.villas.rotations

Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			