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Tayler & Fletcher



21 Godfrey Place
Upper Rissington, GL54 2QN
Guide Price £450,000





21 Godfrey Place

, Upper Rissington, GL54 2QN

A well presented and substantial semi-detached house with accommodation arranged over three floors with garage, parking and mature garden set on the edge of the village.

LOCATION

Situated in the sought-after village of Upper Rissington, this property enjoys a peaceful setting within a thriving residential community. The village has been greatly enhanced in recent years and benefits from a central hub known as the Village Square, offering convenient amenities including a Co-op supermarket, pharmacy, gym, and a community charity shop. Residents also benefit from a well-regarded primary school, a modern veterinary practice, dance studio, skate park, tennis courts, a welcoming village hall and a social committee hosting a wide range of regular local events. Upper Rissington is ideally positioned between the popular Cotswold conurbations of Bourton-on-the-Water, Stow-on-the-Wold, and Burford, all of which provide a broader range of shops, restaurants, and educational facilities, including an outstanding secondary school in Bourton, The Cotswold School. For commuters, mainline rail services to Oxford and London are available from nearby Kingham station, while Cheltenham, Cirencester, and Oxford are all within easy reach by car. The surrounding Cotswold countryside offers endless opportunities for walking, cycling, and other outdoor pursuits.

DESCRIPTION

21 Godfrey Place comprises a substantial semi-detached village house with accommodation arranged over three floors with an open plan kitchen and dining room on the ground floor with further study and cloakroom. On the first floor there is a principal reception room enjoying a lovely terrace overlooking the rear garden and a principal double bedroom with en suite shower room. On the second floor there are two further double bedrooms and the family bathroom. The property has the benefit of a single garage and driveway parking.

Approach

Portico and outside light. Front door with double glazed inserts to:

Entrance Hall

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

Cloakroom

With low level WC, corner pedestal wash hand basin with chrome mixer tap and tiled splash back. Tiled Floor.

From the hall, painted timber door through to the:

Study

With double glazed casement window to front elevation.

From the hall, painted timber door through to the:

Open Plan Kitchen & Dining Room

With bespoke fitted kitchen with worktop with matching upstand, one and a half bowl sink unit with chrome mixer tap and broad six ring brushed stainless steel AEG gas hob with matching splash back and extractor over. Two built-in AEG oven/grills, comprehensive range of below work surface cupboards and drawers and built-in dishwasher. Three quarter height unit to one side with built-in refrigerator and freezer and retracting larder drawer. Range of eye level cupboards, recessed ceiling spotlighting and door to built-in laundry cupboard with shelving and further door to built-in airing cupboard with pressurised hot water cylinder. Tiled floor throughout.

Dwarf subdividing wall interconnecting through to the Living Room/Dining Room with wide double glazed French doors with matching casements to either side overlooking the rear terrace and garden.

Double glazed casement window to side elevation. Continuation of the flooring throughout.

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

First Floor Landing

With stairs continuing to the second floor, double glazed casement to side elevation and painted timber door to:

First Floor Sitting Room

With two pairs of double glazed French doors leading out to the terrace overlooking the rear garden and timber backdrop to the rear.

From the landing, door through to:

Bedroom One

With two double glazed casement windows to the front elevation and further painted timber door through to the:

Shower Room

With matching suite of wall mounted wash hand basin with chrome mixer tap and tiled splash back, low level WC with built-in cistern and walk-in shower cubicle with bi-fold glazed door and chrome fittings. Timber style tiled floor.

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

Second Floor Landing

With continuation of the balustrade and painted timber door to built-in cupboard housing the Potterton Promax gas-fired central heating boiler. Door to:

Bedroom Two

With access to the roof space and double glazed casement window overlooking the rear garden.

From the landing, painted timber door to:

Family Bathroom

With matching suite of paneled bath with chrome mixer tap and chrome shower fittings over with glazed shower panel. Wall mounted wash hand basin with chrome mixer tap and tiled splash back. Low level WC and heated chrome towel rail. Tiled

floor.

From the landing, painted timber door to:

Bedroom Three

With double glazed casement window to front elevation.

OUTSIDE

No.21 fronts on to Godfrey Place with a driveway to the side with parking for several cars and in turn leading to the semi-detached SINGLE GARAGE with up and over door and of brick elevations under a plain concrete tiled roof. Set to the rear of the house is a mature garden with paved terrace immediately to the rear and in turn leading to the principal lawn with further paved seating area to one side and sculpted herbaceous borders. In turn leading o the less formal garden to the far end with mature Sycamore.

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: £2,425.72.

SERVICES

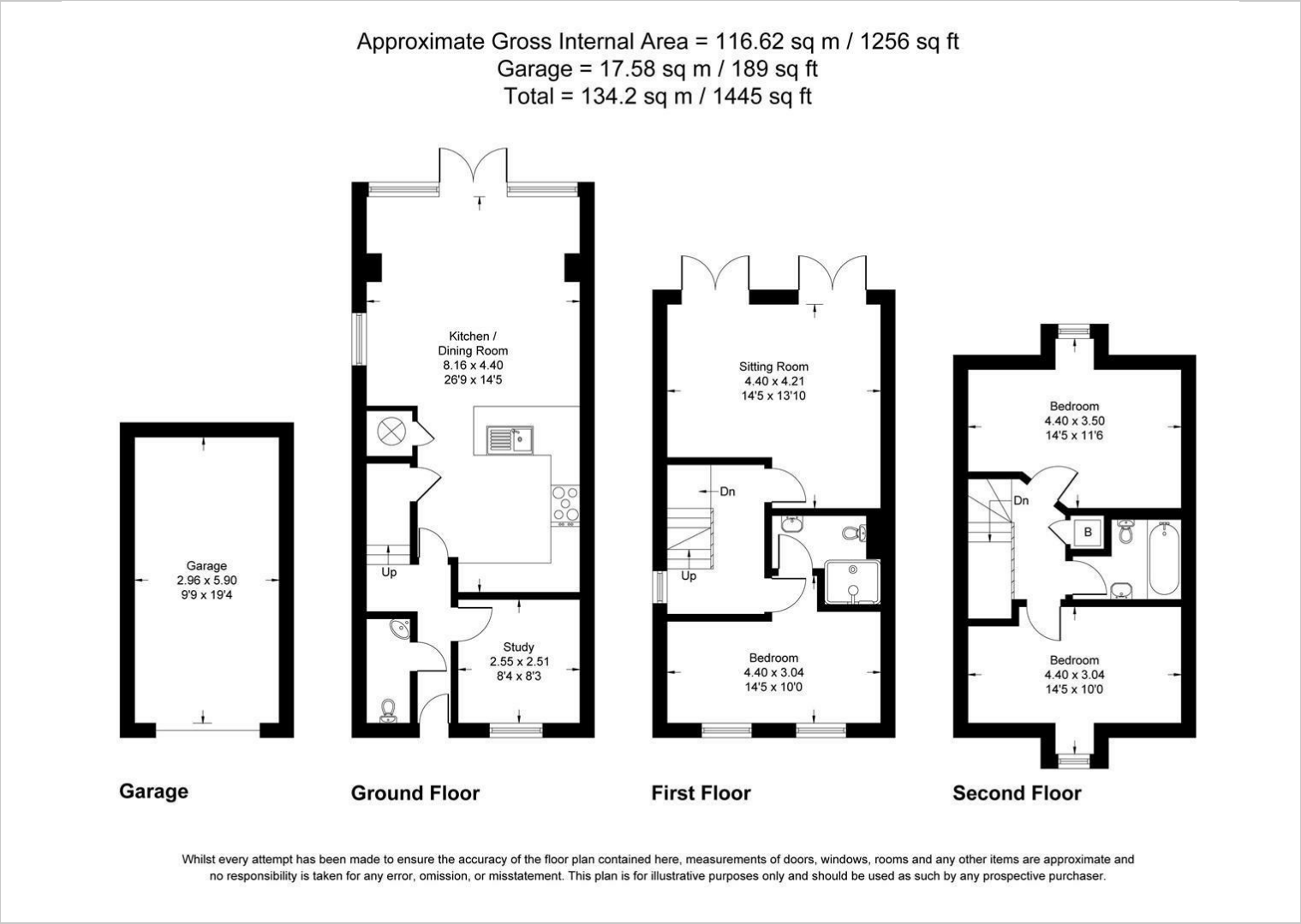
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

DIRECTIONS

From Bourton-on-the-Water take the Rissington Road and climb through Little Rissington to the T-junction and turn right. Turn left at the roundabout onto Mitchell Way and then left at the mini roundabout and follow the road around past the Village Hall. At the T junction turn right onto Smith Barry Road (unmarked) and then continue past the Officers Mess building, taking the next left into Godfrey Place. Continue past the tennis courts and around the corner where the property will be found on your right hand side.



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		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	