



19 Bristol Road, Upper Rissington, Cheltenham GL54 2NY

**Guide Price £595,000**

*A beautifully presented four bedroom detached family home located in the popular Cotswolds village of Upper Rissington.*

## LOCATION

19 Bristol Road is set in the heart of the village of Upper Rissington, a popular residential location with recently built and upgraded 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

19 Bristol Road comprises a substantial recently extended and refurbished detached house occupying a mature position within the village. The current owners have carried out a sensitive scheme of updating and rationalisation to create a bespoke and well thought out family home. On the ground floor there is a wide reception lobby and hall with a cloakroom off. Set to the front of the house is a formal sitting room, with archway through to a separate dining room. To the rear of the house is a bespoke fitted kitchen, with separate utility area and also french doors leading through to a garden room, which in turn leads out to the garden and terrace. On the first floor there is a master bedroom with en suite shower room, with three further bedrooms and a family bathroom.

The house is set back off Bristol Road, with gated driveway with ample parking for multiple vehicles and single garage to the side with a formal front garden and mature clipped hedging. Set to the rear of the house are lovely formal gardens having evolved over many years with formal garden and seating areas, a detached garden room and separate greenhouse.



## SERVICES

Mains electricity, water and drainage are connected. Superfast

fibre broadband to the property (67Mb). Central heating via LPG from the local tank.



## 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

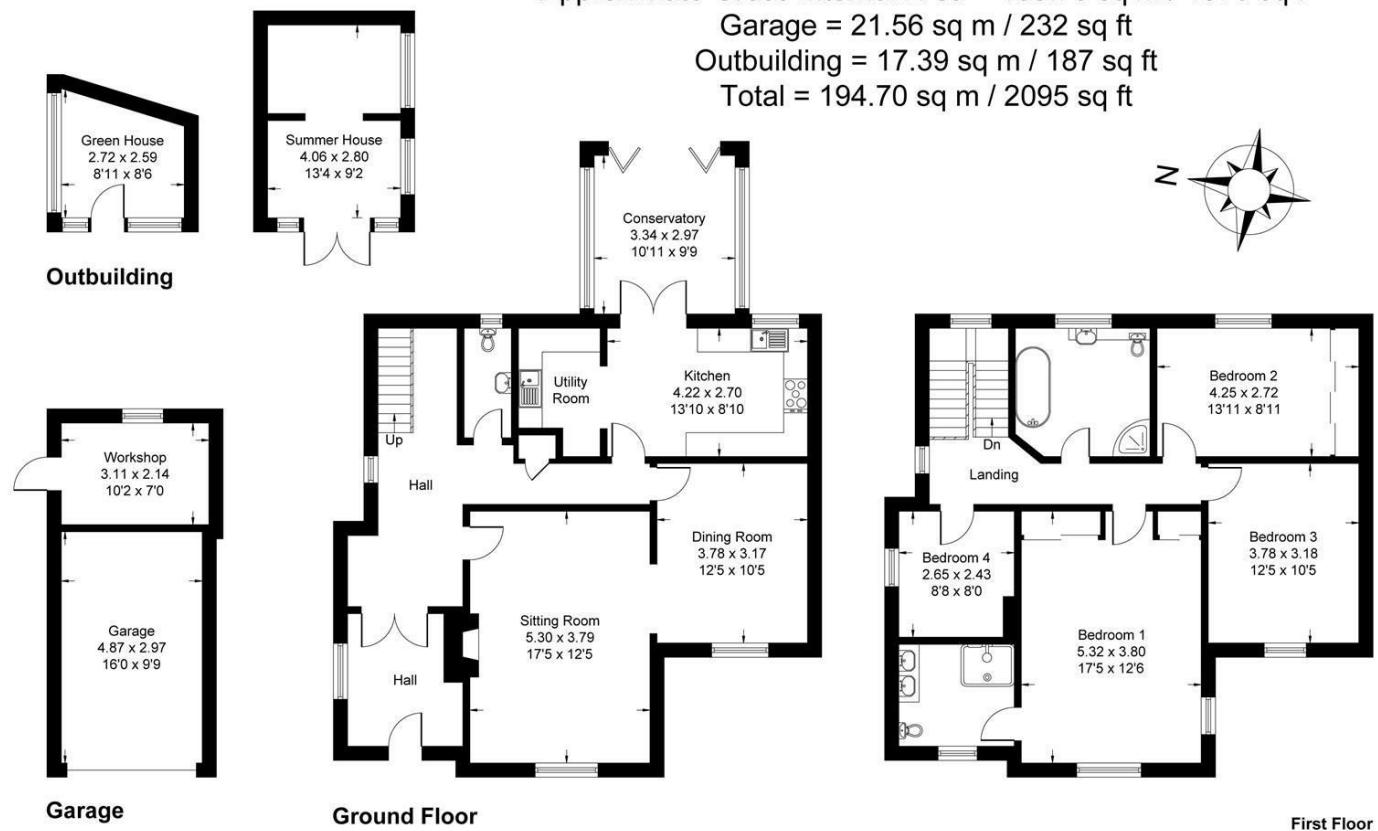
Council Tax band E. Rate Payable for 2023/ 2024: £2,551.11

## DIRECTIONS

From Bourton-on-the-Water take the Rissington Road up through Little Rissington. Upon reaching the T junction at the top turn left and proceed along the road until the first right turn in to Bristol Road. No,19 can be found on the left hand side.

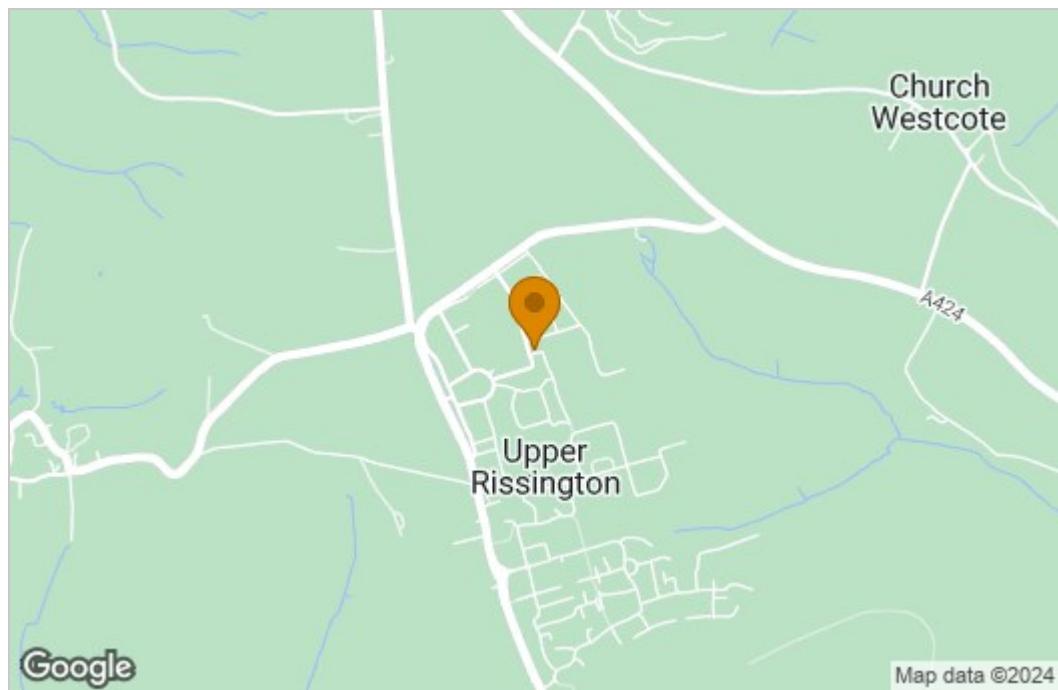


## Floor Plan

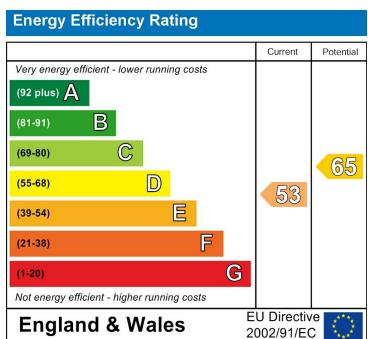


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Area Map



## Energy Efficiency Graph



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.