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19 Bleriot Road
Upper Rissington, Cheltenham, GL54 2NN
Guide Price £395,000



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A beautifully presented and extended three double bedroom semi-detached family home with a mature garden, situated within the heart of this popular village.

LOCATION

19 Bleriot 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

No. 19 Bleriot Road comprises a beautifully presented and substantially extended semi-detached house occupying a mature and popular position in the heart of Upper Rissington, with well planned and extensive accommodation arranged over two floors comprising a large kitchen/ dining room across the rear of the house with French doors out to the garden and terrace. A good sized sitting room, separate study/ snug, cloakroom and WC on the ground floor. A master bedroom with en suite shower on the first floor together with two further double bedrooms and family bathroom. The property has a mature garden to the rear with a deep paved terrace and the remainder being laid to lawn.

APPROACH

Opaque double glazed uPVC door with matching panel to side to:

Entrance Lobby

With tiled floor, cloaks area and a pair of glazed timber French doors to:

Hall

With continuation of the tiled flooring, stairs rising to first floor, recessed cupboard housing the electricity meter and timber door to:

Study/ Snug

With double glazed casement window to front elevation, coved ceiling.

From the hall, solid timber door through to:

Sitting Room

With wide decorative brick fireplace with cut stone mantle and reconstituted stone hearth fitted with a wood burning stove, wide double glazed casement window to front elevation, coved ceiling.

From the hall, solid timber door to:

Utility Room

With continuation of the tiled floor, worktop with space and plumbing for washing machine and drier below, housemaids cupboard to side, space for freezer, pair of eye-level cupboards and double glazed casement to rear elevation and separate solid timber door to:

Cloakroom

With continuation of the tiled floor, low-level WC, wall mounted wash hand basin, part-tiled walls, opaque double glazed casement to side elevation and wall mounted Worcester gas-fired central heating boiler.

From the hall, glazed timber door through to the:

Kitchen/ Dining Room

With continuation of the tiled floor throughout, with kitchen comprising worktop with tiled splash back and having one and a half bowl sink unit with chrome mixer tap, space and electric point for Range style cooker with Rangemaster extractor over, a comprehensive range of below worksurface cupboards and drawers incorporating a built-in dishwasher and a range





of eye-level cupboards over, a matching three quarter height unit to side with built-in microwave and built-in refrigerator, vertical heated radiator, recessed ceiling spotlighting and a pair of double glazed casement windows overlooking the rear garden and a pair of double glazed French doors leading out to the rear garden.

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

First Floor Landing

With access to roof space, recessed ceiling spotlighting, painted timber door to airing cupboard with pine slatted shelving and pressurised hot water cylinder.

From the front of the house, painted timber door to:

Bedroom 2

With wide double glazed casement window to front elevation, recess for chest of drawers and built-in shelves over, a range of built-in cupboards with hanging rail and shelving.

From the landing, painted timber door to:

Bedroom 1

With double glazed casement window overlooking the rear garden and with a cut stone cill, a range of built-in wardrobes and painted timber door to:

En Suite Shower Room

With a corner shower with wall mounted Triton shower, heated towel rail, low-level WC, pedestal wash hand basin with tiled splash back. Recessed ceiling spotlighting.

From the landing, painted timber door through to:

Bedroom 3

With an extensive range of built-in wardrobes with sliding doors and wide double glazed casement window to front elevation.

From the landing, painted timber door to:

Bathroom

With a matching suite comprising a roll top bath with chrome mixer tap with handset shower attachment, pedestal wash hand basin with

chrome taps, low-level WC and corner shower with chrome fittings and separate handset shower attachment, recessed ceiling spotlighting, part-tiled walls, heated towel rail and opaque double glazed casement window to rear elevation.

OUTSIDE

Number 19 Bleriot Road is approached from Bleriot Road via a wrought iron gate with a paved path with clipped Beech hedging to either side and low maintenance borders and in turn leading to the front door. Set to the rear of the house and approached either via French doors from the kitchen/dining room or via a separate external access and gate to the side, is the rear garden with a wide deep paved terrace with dwarf brick walls and raised beds leading in turn via a step to the principal garden laid mainly to lawn with a substantial detached storage shed to one corner, a summerhouse to the other and with a mature Sycamore to one corner and with herbaceous beds to one side and clipped hedging to the other with a separate Greenhouse adjacent to the terrace.

SERVICES

Mains Electricity, Water and Drainage are connected. 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.

COUNCIL TAX

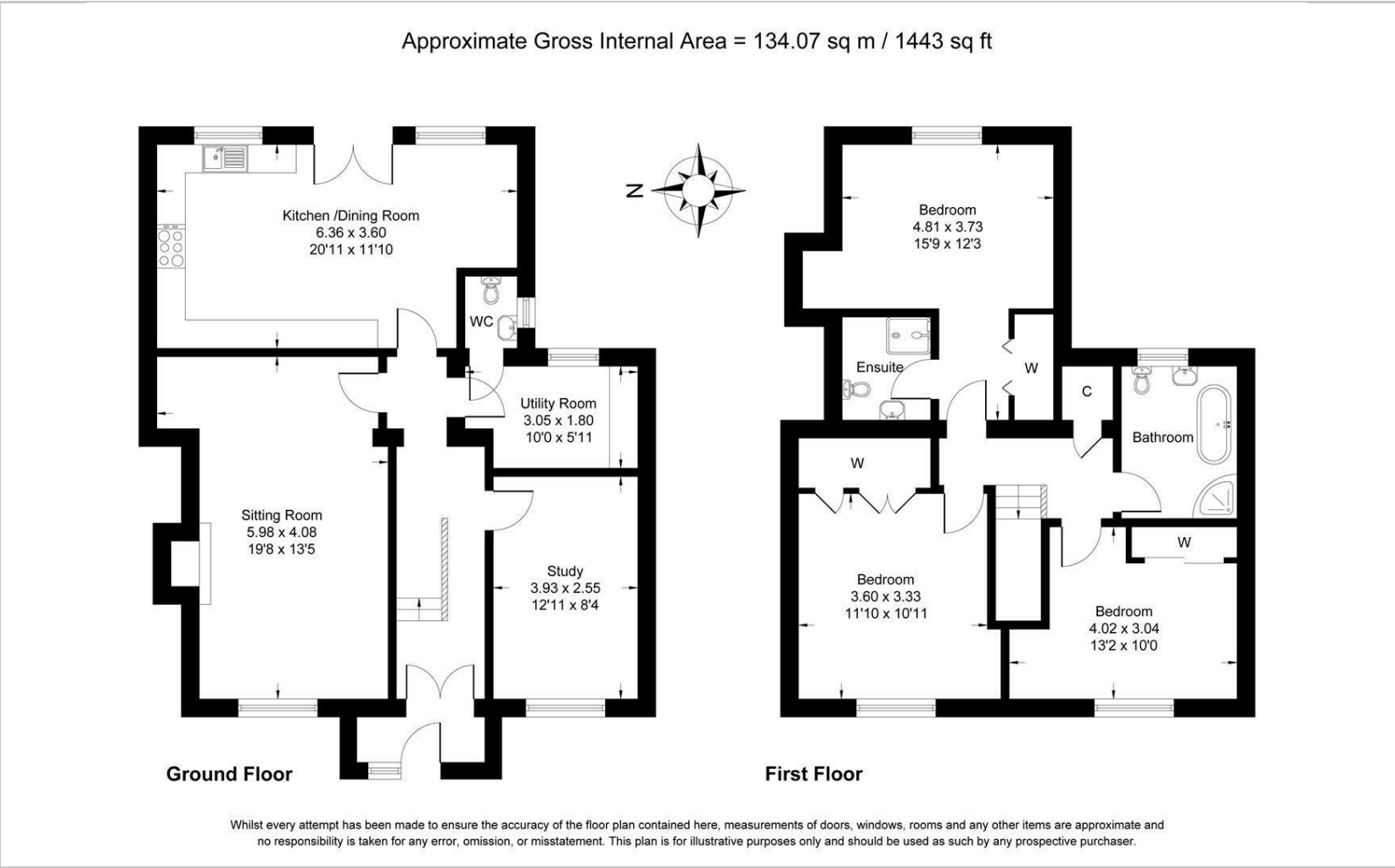
Council Tax band D. Rate Payable for 2025/ 2026: £2,305.20

DIRECTIONS

From Bourton-on-the-Water take the Rissington Road up through Little Rissington. Upon reaching the T-junction at the top turn right and then take the first left into the village onto Sopwith Road. Follow the road around to the right, taking the first left into Farman Crescent and then turn right into Bleriot Road where the property will be found on your left hand side.

What3Words: [restored.shop.mountains](https://www.what3words.com/restored.shop.mountains)

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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