

established 200 years

# Tayler & Fletcher



1 Provost Close

Upper Rissington, Cheltenham, GL54 2QG

Guide Price £425,000







## 1 Provost Close

Upper Rissington, Cheltenham, GL54 2QG

*A beautifully presented light and spacious 3 bedroom semi-detached house with a private garden and detached garage enjoying a superb south westerly aspect on the edge of the village. No Onward Chain.*

### LOCATION

1 Provost Close is set on a private paved close of just two properties on the South Western edge of the village of Upper Rissington; a popular residential location with upgraded facilities known as the Village Square, which was built circa 10 years ago as part of the Victory Fields development. This includes a Co-Op shop, pharmacy, charity shop and gymnasium. Further facilities include a new village hall and primary school plus a dance studio, offices and Dragon Vets located within the original buildings. There are also various clubs on offer within the village for a whole range of age groups and interests including a baby and toddler group, running club, meditation classes and book club, to name a few. The nearby village of Bourton-on-the-Water provides a wider range of shops, supermarkets and the excellent Cotswold Academy secondary school, which has just been Ofsted rated as Outstanding in all areas, 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

1 Provost Close comprises a beautifully appointed semi-detached house of rendered elevations under a pitched slate roof with a private garden and separate detached garage. The property enjoys a lovely South Westerly aspect providing light and spacious accommodation comprising a central hall with cloakroom / utility, a double aspect sitting room, a good sized open plan kitchen / dining room to the side with French doors leading out to the private garden and in turn leading to a detached garage to the end. On the first floor there is a principal bedroom with en suite shower room, a wide landing, two further bedrooms and a family bathroom. The property has been beautifully maintained by the current owners and there is no onward chain.

### Approach

Covered entrance with outside light and front door with double glazed insert to:

### Hall

With tiled floor, stairs rising to first floor, under stairs storage and painted timber door to the:

### Cloakroom / Utility

With decorative tiled floor, part tiled walls, low-level W/C, wash hand basin with chrome mixer tap. Worktop with built-in washing machine and painted timber door to the airing cupboard with pressurised hot water cylinder and pine slated shelving.

From the hall, painted timber door through to the:

### Sitting Room

With double aspect with wide double glazed casement windows to the front elevation and a pair of double glazed casements to side elevation with timber laminate floor.

From the hall, painted timber door through to the:

### Kitchen / Dining room

Comprising a fitted kitchen with one and a half bowl stainless steel sink unit with chrome mixer tap, four ring gas hob with brushed stainless steel extractor over, comprehensive range of below work surface cupboards and drawers including built in dishwasher, three quarter height unit to one side with built in refrigerator and freezer, double oven/grill with cupboards above and below, range of eye-level cupboards and work surface lighting. Recessed ceiling spotlighting.

### Dining Area

With deep bay window with double glazed casements fitted with New England style blinds to the front elevation, continuation of the tiled floor and a pair of double glazed French doors leading out to the rear terrace and garden.



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

### First Floor Landing

With access to roof space, double glazed casement window to front elevation, continuation of the timber painted balustrade and timber handrail and painted timber door to:

### Bedroom One

With double glazed casement window to front elevation, built-in wardrobe with double doors and separate painted timber door to:

### En Suite Shower Room

With tiled floor, oval wash hand basin with chrome mixer tap, low-level W/C with built-in cistern, deep shower cubical with sliding glazed doors, part tiled walls and heated towel rail. Opaque double glazed casement to the side elevation. Recessed ceiling spotlighting.

From the landing, painted timber door to:

### Bedroom Two

With double aspect with double glazed casements to front and side elevations.

From the landing, painted timber door to the:

### Family Bathroom

With tiled floor and panelled bath with central chrome mixer tap and separate chrome wall mounted shower with glazed shower panel, low-level W/C with built-in cistern, oval wash hand basin with chrome mixer tap, heated towel rail, part tiled walls.

From the landing, painted timber door to:

### Bedroom Three

With double glazed casement window to side elevation.

### Outside

1 Provost Close is approached from the paved shared drive via a timber pedestrian gate, with Cotswold stone wall surrounding the front garden which is laid mainly to lawn with herbaceous shrubs and borders adjoining the house. The paved driveway continues past the property and in turn leads to the private tarmacked driveway to 1

Provost Close with parking for two/three cars with a separate pedestrian gate leading through the adjoining wall into the private garden. In turn, the driveway leads to the SINGLE GARAGE constructed of reconstituted stone elevations under a pitched slate roof and currently subdivided and partially converted to provide a glazed door leading to a dedicated GYM with timber laminate floor. The principal gardens may be approached via the French door from the kitchen or alternatively via the gate from the parking area and comprise a private and principally south facing rear garden with a circular paved terrace immediately to the rear of the house, with a central lawn area with paved path leading through to the garage. Set to one side is a recessed pergola and barbecue area. The garden is surrounded by reconstituted stone walling and close board to the fencing.

### SERVICES

Mains Electricity, Gas, Water and Drainage are connected.

### 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 C. Rate Payable for 2025/ 2026: £2,049.06

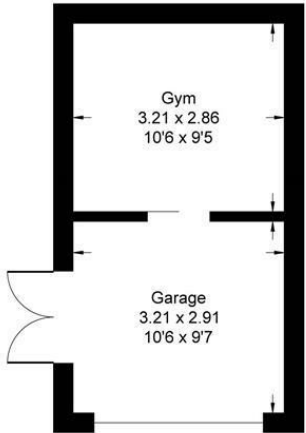
### DIRECTIONS

From Bourton-on-the-Water take the Rissington Road up through Little Rissington. Upon reaching the T-junction at the top turn right and follow the road towards The Barringtons. At the roundabout continue straight on taking the second exit. After a short distance on the edge of Upper Rissington take the left hand turn into Mitchell Way. Provost Close will be found on the right hand side.

What3words ///adjusted.flashback.intensely

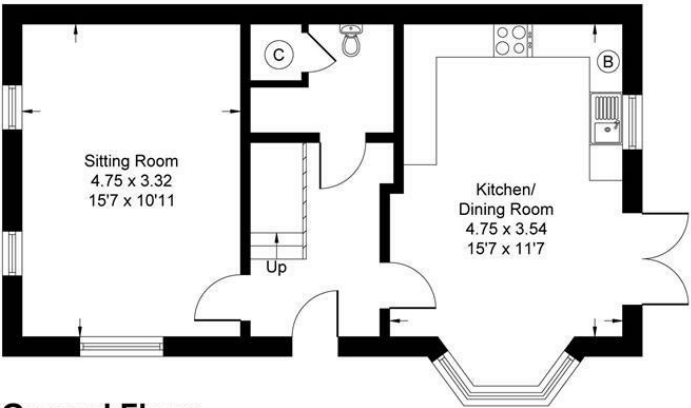


Floor Plan

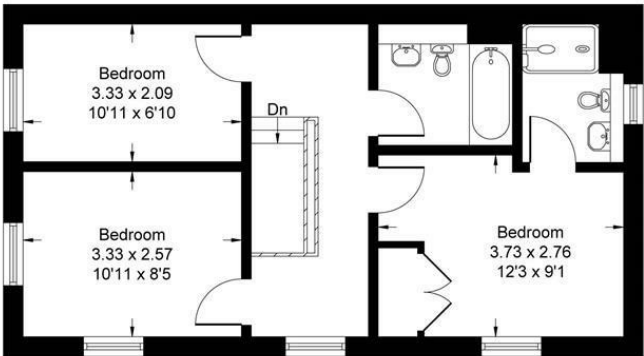


Outbuilding

Approximate Gross Internal Area = 87.88 sq m / 946 sq ft  
Outbuilding = 19.0 sq m / 205 sq ft  
Total = 106.88 sq m / 1151 sq ft



Ground Floor



First Floor

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.

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		90
(81-91) B		
(69-80) C	78	
(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	