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Tayler & Fletcher



The Old Post Office The Row
Great Rissington, Cheltenham, GL54 2LL
Auction Guide £450,000

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The Old Post Office The Row

Great Rissington, Cheltenham, GL54 2LL

A spacious detached property with accommodation arranged over two floors set centrally within a generous plot in a good central village position. SOLD by Public Auction on Wednesday the 18th June.

SOLD BY PUBLIC AUCTION

Held at the Tayler & Fletcher North Cotswold Sale Room, Lansdowne, Bourton-on-the-Water, Gloucestershire, GL54 2AR on Wednesday 18th June 2025 at 6pm precisely. The turning to the Sale Room is diagonally opposite the Tayler & Fletcher office signposted Royal British Legion (along the driveway past Bourton Land Rover).

LOCATION

The Old Post Office is set in the heart of the popular village of Great Rissington, a classic Cotswolds village with an active community centred around the village primary school, The Lamb Inn, St John the Baptist village church and village cricket team and sports and social club. Bourton-on-the-Water, Stow-on-the-Wold and Burford are all within a 6 mile radius providing a comprehensive range of services including supermarkets, shops, restaurants and boutiques, doctors, dentists and excellent local schooling including the award winning Cotswold School at Bourton.

The regional centres of Cheltenham, Oxford and Cirencester are all within easy travelling distance together with a wide range of cultural and sporting pursuits. There are main line rail connections nearby at Kingham (London Paddington 80 minutes) and Cheltenham (18 miles).

DESCRIPTION

The Old Post Office comprises a substantial detached property of reconstituted stone elevations under a pitched tiled roof with accommodation arranged over two floors with a kitchen/dining room, utility room, sitting room and two double bedrooms on the ground floor with two double bedrooms and a bathroom on the first floor. The property is situated in a generous plot in the heart of the village and offers considerable potential for further extension/refurbishment and/or redevelopment subject to any necessary consents.

Approach

Gabled entrance porch with painted timber and glazed door to:

Lobby

With casement to side elevation and glazed painted timber door to:

Kitchen/ Dining Room

With Oil-fired Rayburn (inoperable), a simply fitted kitchen with stainless steel sink unit with built-in cupboards below and worktop, part-tiled splashback, eye-level cupboards. Built-in cupboard to the corner with shelving and housing the electricity meter and fuse box.

From the kitchen/dining room, glazed painted timber door to:

Utility

With crittall framed casements to rear and side elevations, stainless steel sink unit set within a Formica worktop with built-in cupboards below and over.

From the kitchen/dining room, painted timber door to the:

Staircase Hall

With uPVC double glazed front door to the front of the property with matching double glazed casement to side, stair rising to first floor and painted timber door to:

Sitting Room

With crittall windows with secondary glazing to front and side elevations, stone fireplace with reconstituted stone hearth, picture rail, night storage heater.

From the hall, a painted timber door to:

Bedroom 1

With an extensive range of built-in shelving, crittall window with secondary glazing to rear elevation, picture rail.

From the hall, painted timber door to:

Bathroom

With a simply fitted bath, Aqua shower (not connected) and low-level WC with timber seat, wall mounted wash hand basin and part-tiled walls, opaque crittall window to front elevation.

From the hall, painted timber door to:

Bedroom 2

With built-in wardrobes, crittall window to front elevation and secondary glazing. Night store heater.

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

First Floor Landing

With Velux roof light to rear elevation, night storage heater, door to built-in cupboard, further built-in cupboard housing the foam lagged hot water cylinder and pine slatted shelving.

From the landing, painted timber door to:

Bedroom 3

With crittall window to gable end with secondary glazing, eaves storage and wall mounted wash hand basin.

From the landing, painted timber door to:

Bathroom (inoperative)

With bath/WC.

From the landing, painted timber door to:

Bedroom 4

With extensive built-in wardrobes, access to eaves storage and crittall window with secondary glazing to gable end and night storage heater.

OUTSIDE

The Old Post Office is approached from the lane via a driveway, which in turn leads past the rear of the house to a DETACHED SINGLE GARAGE. The property sits centrally within a generous plot extending to approximately 0.235 of an acre and enjoys some lovely views out over the village towards the surrounding Cotswolds.

The property offers considerable scope for further extension or alteration and/or redevelopment, subject to any necessary consents and occupies a superb central position within a very popular Cotswold village.

GENERAL REMARKS AND INFORMATION

VIEWING

Strictly by prior appointment via our Bourton-on-the-Water Office. Tel: 01451 820913.

TENURE & POSSESSION

Freehold with Vacant possession upon completion.

SERVICES

Mains Electricity and Water are connected. Drainage to be confirmed. Night storage heating (some not working) and Oil-fired Rayburn (inoperable).

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 2025/ 2026: £3,192.94

SPECIAL CONDITIONS

These will be available from the Vendor's Solicitors offices fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

RESERVE PRICE

The property will be offered for sale subject to an undisclosed Reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve Price. The Vendors also reserve the right to sell or withdraw the property prior to auction.

ANTI MONEY LAUNDERING

The successful purchaser will be required to provide proof of identity to satisfy the Money Laundering Regulations. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

COMPLETION

On the fall of the hammer, the purchaser will be required to sign the contract in the sale room and pay ten percent deposit by cheque or bankers draft (not cash). Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of purchase monies are due.

ADMINISTRATION FEE

The successful purchaser will be liable for an administration charge of £1,000 plus VAT, payable to Tayler & Fletcher.

VENDOR'S SOLICITOR

Kendall & Davies, Station Road, Bourton-on-the-Water, Gloucestershire GL54 2AA (Mrs Paula Garbutt)
E: paula.garbutt@kendallanddavies.co.uk T: 01451 820277 (office)

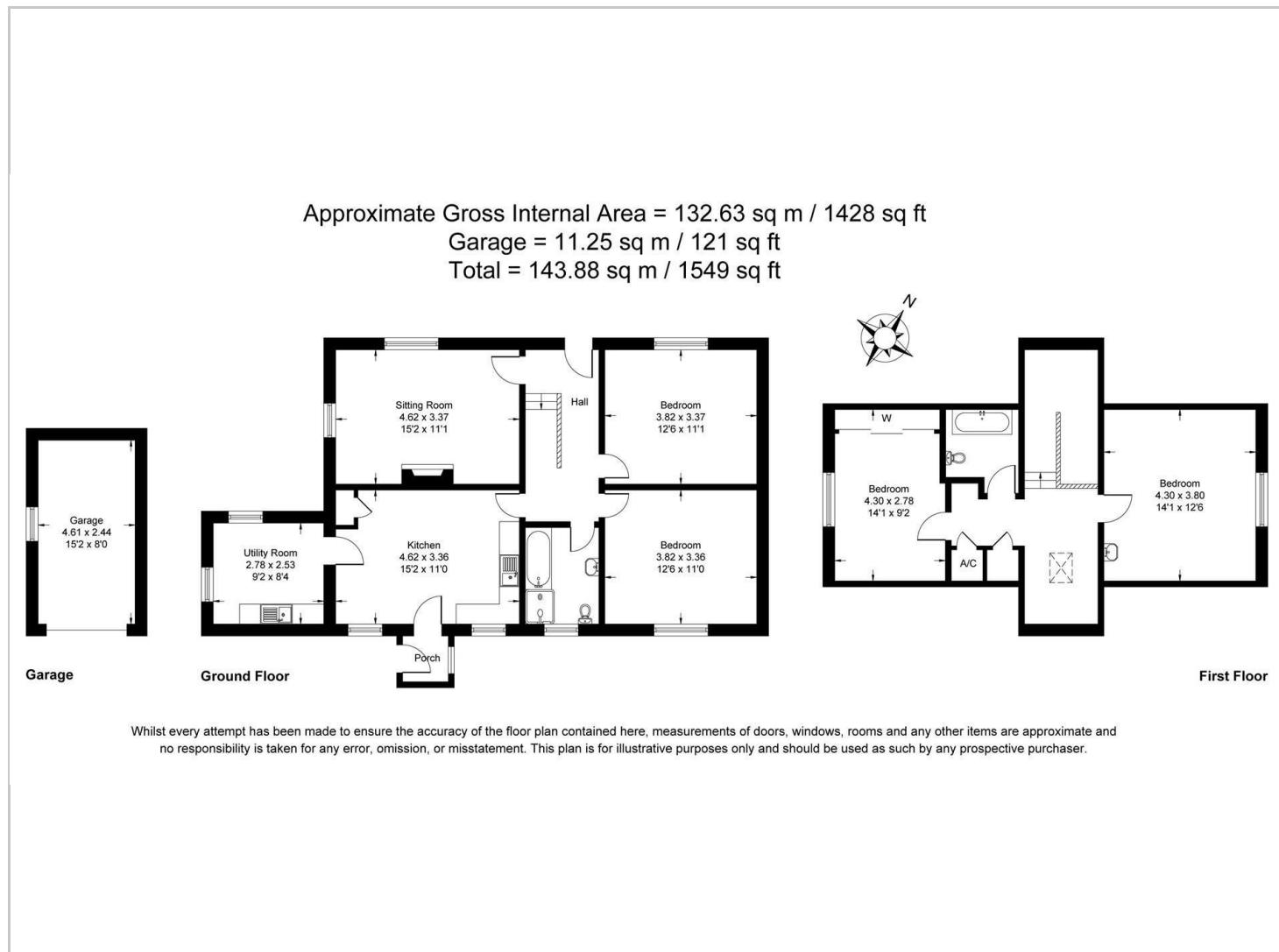
DIRECTIONS

From Bourton-on-the-Water take the Rissington road out of the village. Shortly after leaving the village, take the right hand turn signposted to Great Rissington (and The Lamb Inn). Proceed in to Great Rissington and bear right past The Lamb Inn across the Green. Proceed down the hill past the telephone box, and immediately after Sherborne Lane on your left, turn right into The Row and The Old Post Office will be found on the right hand side.

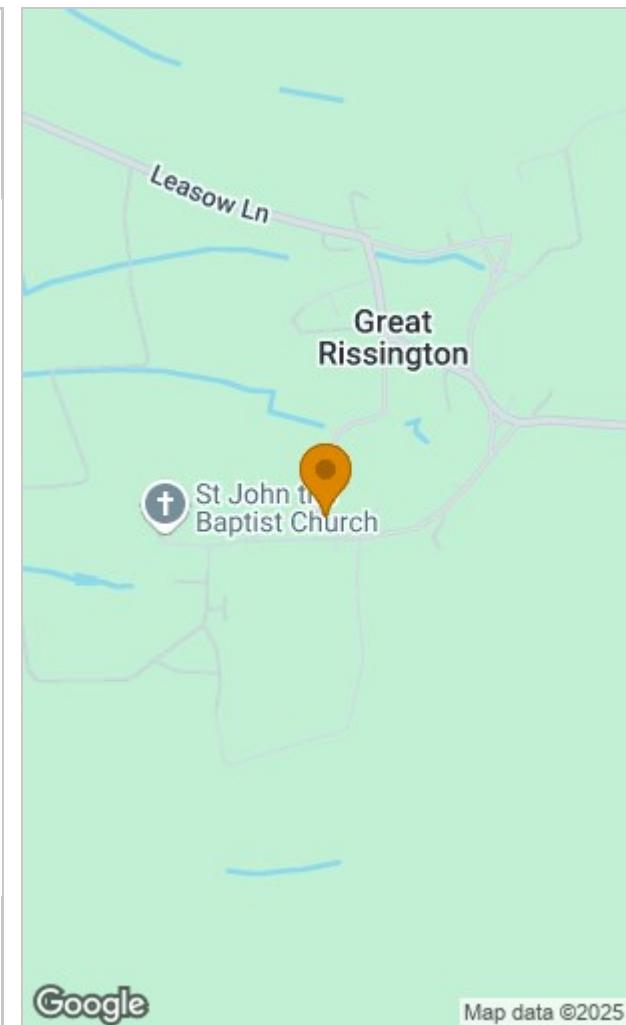
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Floor Plan



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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			69
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			12
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			