

established 200 years

# Taylor & Fletcher



6 Rissington Road

Bourton-On-The-Water, Cheltenham, GL54 2AY

Guide Price £365,000



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## 6 Rissington Road

Bourton-On-The-Water, Cheltenham, GL54 2AY

*NO ONWARD CHAIN. Conveniently located 3 bedroom semi-detached house in the heart of the village offering scope for improvement/extension (subject to any necessary consent) with large gardens to the front and rear and with approved vehicular access.*

### LOCATION

Often referred to as the “Venice of the Cotswolds,” Bourton-on-the-Water is one of the region’s most picturesque villages, known for its low stone bridges and tranquil river setting. The village offers an idyllic lifestyle with a vibrant community atmosphere, a wide range of amenities including a Primary School, independent shops, cafés, traditional pubs, supermarkets, restaurants, churches, a leisure centre, and the highly regarded local Secondary School, The Cotswold Academy. Surrounded by stunning countryside, it is ideal for those who enjoy walking and outdoor pursuits. Bourton enjoys excellent transport connections, with regular local bus services and mainline rail links to London Paddington from nearby Kingham Station (approximately 8 miles). Its central Cotswold location provides easy access to Cheltenham, Cirencester, and Oxford, making it a desirable base for both commuters and those seeking a peaceful rural lifestyle.

### DESCRIPTION

6 Rissington Road comprises a semi-detached house of brick elevations under a plain concrete tiled roof and occupies an extremely convenient and central position close to the heart of the village. The property offers considerable scope for further improvement and/or extension/alteration subject to any necessary consents. Consent has been granted (Planning Ref: 25/00227/FUL) for the creation of a vehicular access from the shared parking to the front. The accommodation comprises a dual aspect sitting room, family bathroom, kitchen/breakfast room and rear utility/store on the ground floor with three bedrooms on the first floor. The property has extensive gardens to the front and rear.

### Approach

Upvc front door to entrance lobby with double glazed casement to front elevation. Opaque glazed door to:

### Central Hall

With stairs rising to first floor. Painted timber door to:

### Bathroom

With matching suite of panelled bath with Mira shower over and glazed shower screen, low level WC and oval inset wash hand basin with built-in cupboards below and tiled splash back. Opaque double glazed casement to front elevation.

From the central hall, painted timber door to:

### Sitting Room

With French doors leading out to the rear garden and wide double glazed casement window to front elevation, Fireplace fitted with a gas coal effect fire.

From the hall, painted timber door to:

### Kitchen/Breakfast Room

With fitted kitchen comprising work top with stainless steel sink unit with chrome mixer tap, comprehensive range of below work surface cupboards and drawers and four ring gas hob with extractor over. Space for fridge, three quarter height unit to one side with built in oven/grill with cupboards above and below. Eye level cupboard. Vailant gas-fired central heating boiler. Door to below stairs larder cupboard with shelving and window to rear elevation. Separate door through to:

### Rear Utility Room

With opaque double glazed door to rear garden

with double glazed panel to one side, stainless steel sink, space for freezer and space and plumbing for washing machine.

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

### First Floor Landing

With double glazed casement window overlooking the rear garden, access to roof space and painted timber door to:

### Bedroom One

Double aspect with double glazed casements to front and rear elevations. Picture rail..

### Bedroom Two

With double glazed casement window to the front of the property. Door to airing cupboard with pine slatted shelving and foam lagged hot water cylinder. From the landing, painted timber door to:

### Bedroom Three

With double glazed casement window to side elevation. Dado rail.

### OUTSIDE

6 Rissington Road is approached via a pedestrian access with central path leading to the front garden with clipped evergreen hedging to one side and close board timber fencing to the other and in turn leading to the front door. The path continues around the side of the property leading to the extensive rear garden with central path, paved terrace and detached shed immediately to the rear of the house. The path continues through the rear garden laid mainly to lawn on either side with a further detached shed to the far end.

### SERVICES

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

### 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: £2,029.45.

### SECTION 157

6 Rissington Road was formerly owned by the Local Authority and as such contains a restrictive covenant, which requires consent to purchase from the Local Authority. It is understood that any purchaser who has lived and worked within Gloucestershire or The Cotswolds Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing of the subject property. The property is also restricted for use as a main residence and not as a second or holiday home.

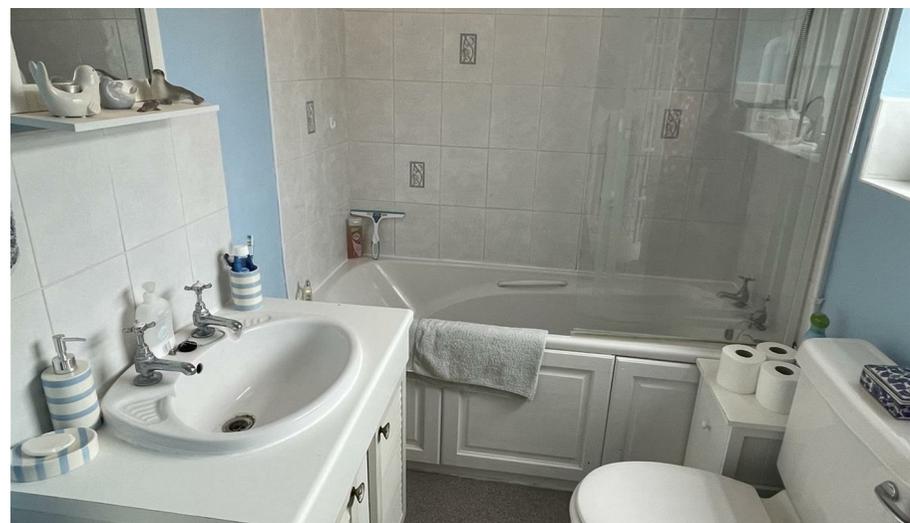
### DIRECTIONS

From the Bourton office proceed through the High Street with the village green and river on the right hand side. At the junction with Station Road, bear right on to the Rissington Road and the property can be found after a short distance set back on the left hand side just before the archway

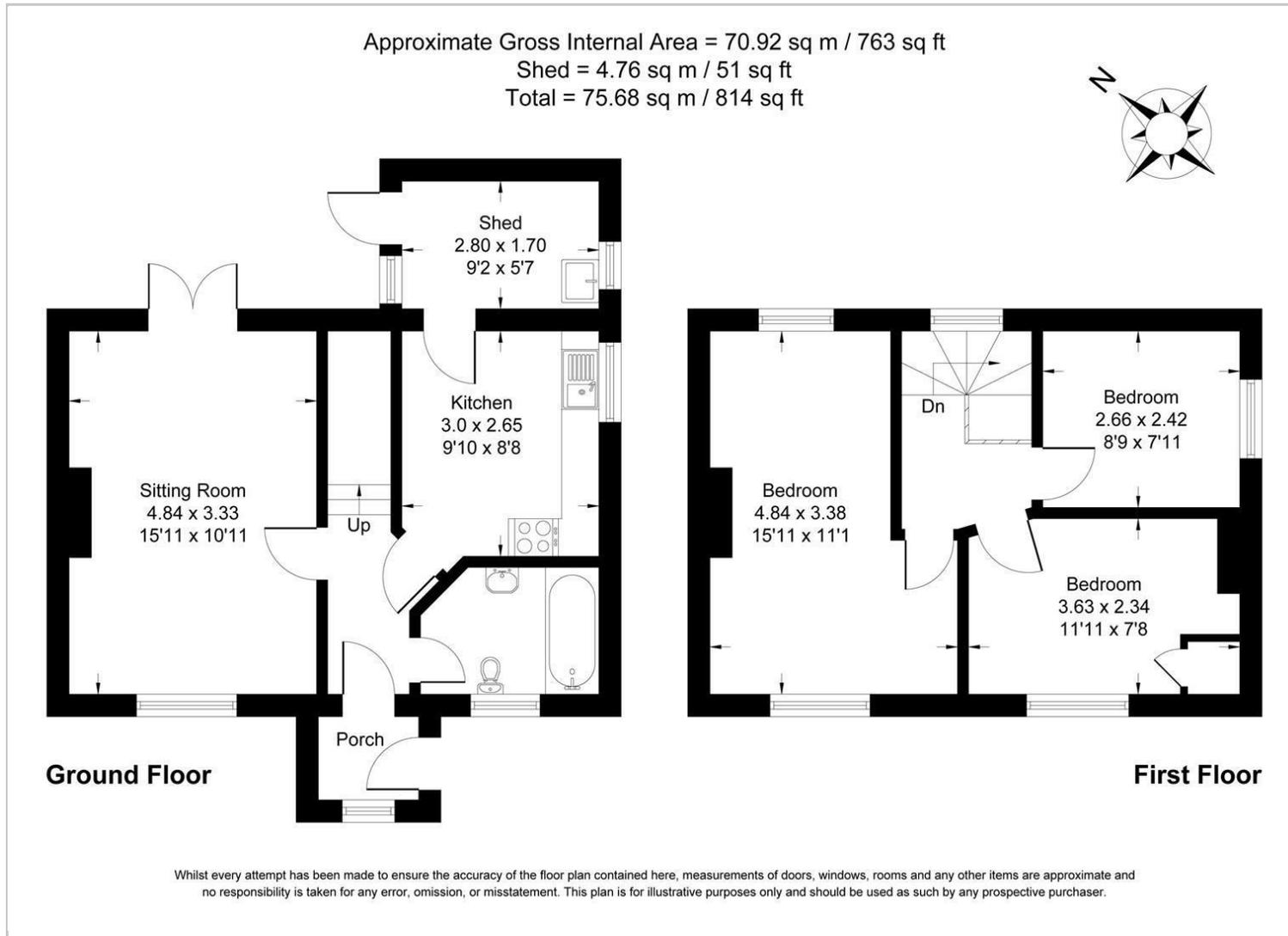
What 3 Words Location: sneezed.keyboards.deed

### CONSENT FOR DRIVEWAY

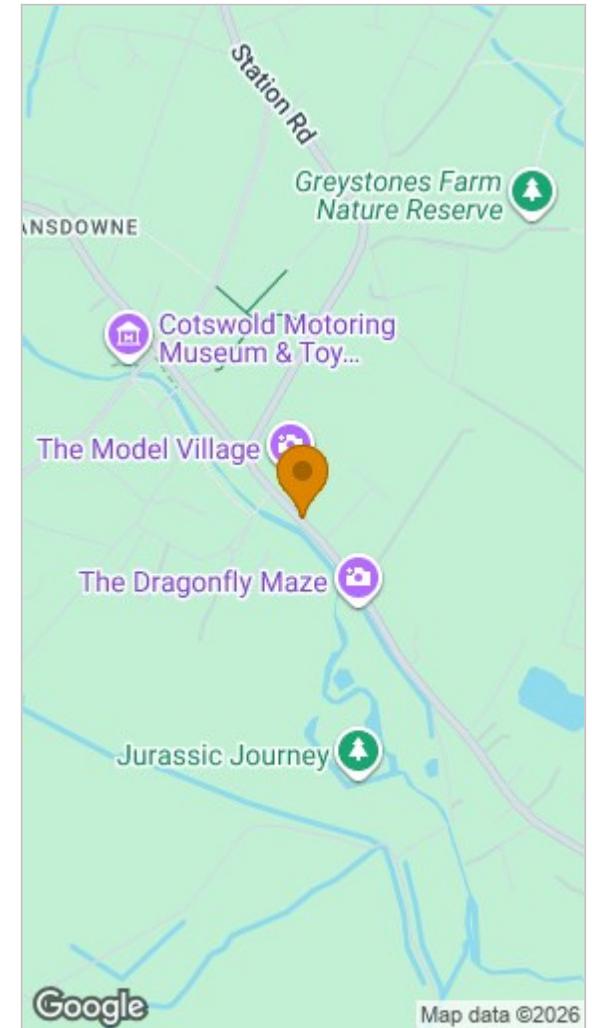
Planning Consent Ref 25/00227/FUL dated 21st March 2025 has been granted for 'Construction of gates, parking area and new access onto the highway at Rissington Road. Bourton-on-the-Water, GL54 2AY' Further details available from the agents or [www.cotswold.gov.uk](http://www.cotswold.gov.uk) planning portal.



## 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 firm's 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		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	