established 200 years

# Tayler & Fletcher



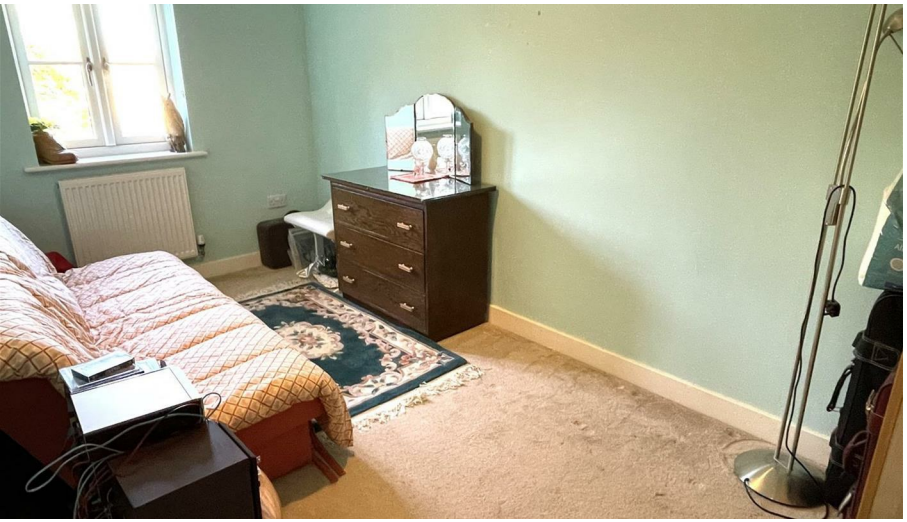


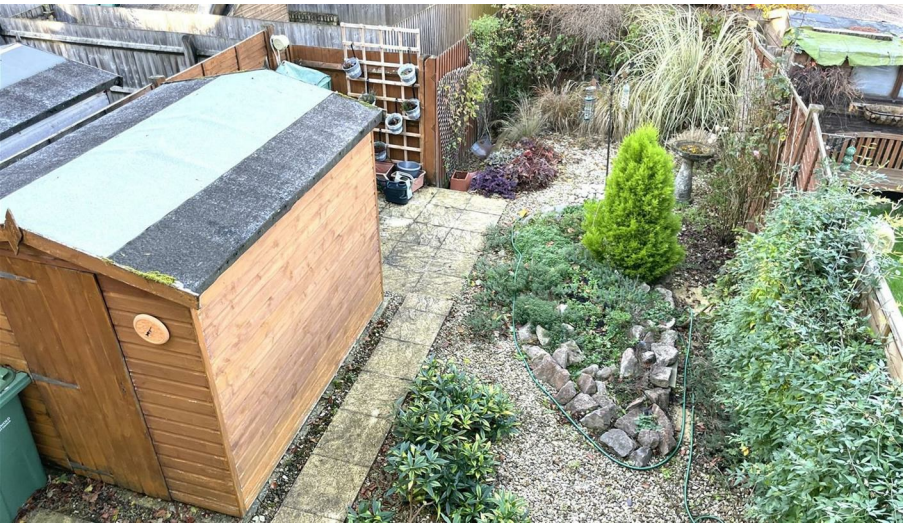


6 Cranwell Road
Upper Rissington GL54 2PG
**Guide Price £310,000**

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# 6 Cranwell Road

## Upper Rissington, GL54 2PG

*NO ONWARD CHAIN. A well presented three bedroom semi-detached house with parking and garden set in a good central location within the popular village of Upper Rissington*

### LOCATION

Situated in the sought-after village of Upper Rissington, this property enjoys a peaceful setting within a thriving residential community. The village has been greatly enhanced in recent years and benefits from a central hub known as the Village Square, offering convenient amenities including a Co-op supermarket, pharmacy, gym, and a community charity shop. Residents also benefit from a well-regarded primary school, a modern veterinary practice, dance studio, skate park, tennis courts, a welcoming village hall and a social committee hosting a wide range of regular local events. Upper Rissington is ideally positioned between the popular Cotswold conurbations of Bourton-on-the-Water, Stow-on-the-Wold, and Burford, all of which provide a broader range of shops, restaurants, and educational facilities, including an outstanding secondary school in Bourton, The Cotswold School. For commuters, mainline rail services to Oxford and London are available from nearby Kingham station, while Cheltenham, Cirencester, and Oxford are all within easy reach by car. The surrounding Cotswold countryside offers endless opportunities for walking, cycling, and other outdoor pursuits.

### DESCRIPTION

No. 6 Cranwell Road comprises a well presented semi-detached house occupying a central position within the development of Upper Rissington. The property has well planned accommodation arranged over two floors with a good sized fitted kitchen to the front of the house and a principal living room to the rear with seating and dining areas and a door and casement window to the rear garden. On the first floor there is a principal bedroom, two further bedrooms and a family bathroom. The property has a pleasant landscaped garden to the rear with two paved terraces and a detached shed to the side. There is pedestrian access to the side and the property has two parking spaces to the front. The property is offered for sale with no onward chain.

### Approach

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

### Reception Hall

With timber effect floor, door to below stairs storage cupboard with wall mounted fuse box and meter.
Painted timber door from the hall to:

### Cloakroom

With low level WC and pedestal wash hand basin with tiled splash back.
From the hall, painted timber door to:

### Kitchen

With bespoke fitted kitchen comprising worktop with one and a half bowl stainless steel sink unit with mixer tap, four ring brushed stainless steel gas hob with stainless steel splash back and matching extractor over and built-in Zanussi oven/grill. Space and plumbing for washing machine, comprehensive range of below work surface cupboards and drawers and space for upright fridge/freezer. Three quarter height larder cupboard and range of eye level cupboards, corner cupboard housing Potterton gas fired central heating boiler,. Double glazed casement window to the front of the property.
From the hall, painted timber door through to the:

### Living Room

With seating and dining areas and continuation of the timber style floor with a pair of double glazed

casement windows to the rear elevation and separate rear door with double glazed casement and double glazed panel.
From the hall, stairs with painted balustrade and timber hand rail rise to the:

## First Floor Landing
With access to the roof space. From the landing, painted timber door to:

## Bedroom 1
With a pair of double glazed casement windows to the front elevation and door to built-in wardrobe cupboard/airing cupboard.
From the landing, painted timber door to:

## Bathroom
With deep walk in shower with glazed panel and separate folding glazed panel. Vertical chrome heated towel rail, low level WC, oval wash hand basin with built-in cupboard below, tiled splash back, glazed eye level cupboard over.
From the landing, painted timber door to:

## Bedroom 2
With double glazed casement overlooking the rear garden.
From the landing, painted timber door to:

## Bedroom 3
With double glazed casement window overlooking the rear garden.

## OUTSIDE
No 6 Cranwell Road is approached from the road with a pair of paved parking spaces to the front with a herbaceous border and path continuing to the front door. Set to the rear of the property with separate access to the side is the rear garden with paved terrace immediately to the rear of the house with adjoining outside tap and power points with detached storage shed to the side and the garden with a mixture of herbaceous shrubs and borders with a further paved terrace set part way down, being bordered by close bordered fencing and a number of mature shrubs and plants.

## LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk

## COUNCIL TAX
Council Tax Band C. Rate Payable for 2025/ 2026: £2,156.20.

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

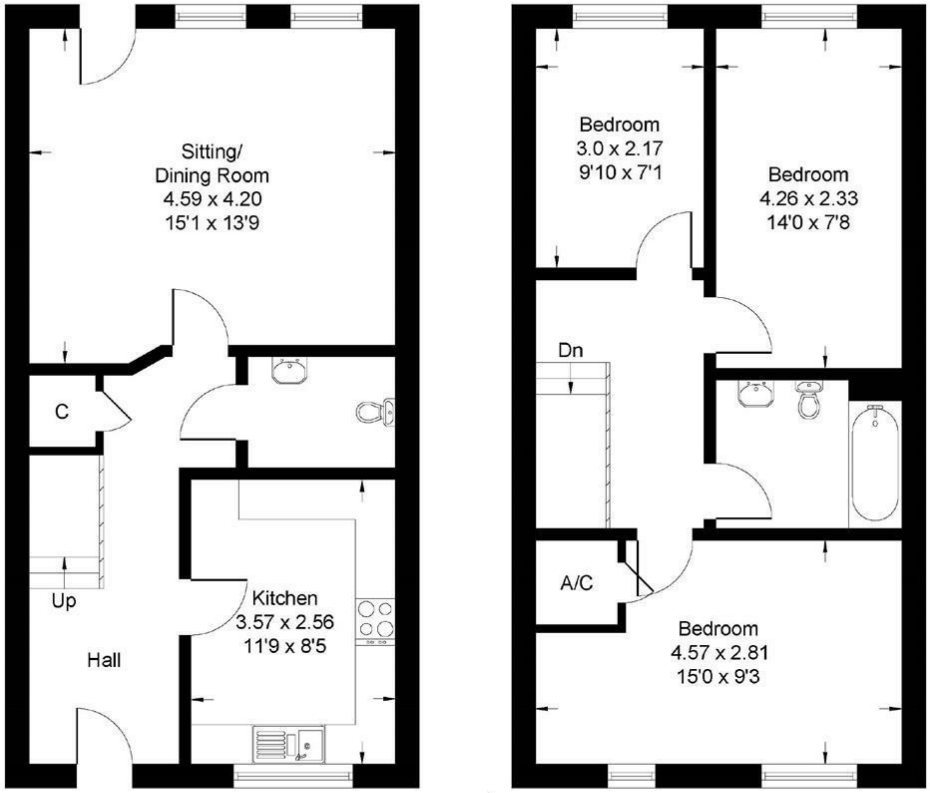
## DIRECTIONS
From Bourton-on-the-Water take the Rissington Road to climb through Little Rissington. Upon reaching the T junction at the top turn right and proceed along the road to the mini roundabout. Turn left at the roundabout on to Mitchell Way and then follow the road around to the right taking the right hand turn after the bend for Cranwell Road.







## Floor Plan

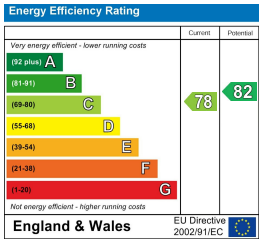



Approximate Gross Internal Area = 84.73 sq m / 912 sq ft

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




## 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.


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