



20 Sandy Lane Court, Upper Rissington, Cheltenham GL54 2NF

**Guide Price £275,000**

A 3 bedroom end of terrace house enjoying an elevated setting on the edge of the village with far reaching views, a private garden and private parking for two cars and offering further potential subject to any necessary consents.

NO ONWARD CHAIN.

## LOCATION

20 Sandy Lane Court is set on the edge 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 and 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

Number 20 Sandy Lane Court comprises a well presented and well planned end of terrace house enjoying a good position within the development and a lovely aspect out over the adjoining Windrush Valley across the Cotswolds towards Cheltenham. The property has been in the same ownership since new and offers further potential, subject to any necessary consents. The existing accommodation comprises an entrance hall with ground floor cloakroom off, a large open and light principal living room with a kitchen off. On the first floor there are three bedrooms and a family bathroom. There is parking for two cars to the front and gardens to the side and rear.

### Approach

UPVC opaque double glazed front door with outside light to:

### Entrance Hall

With built-in shelving, doors to built-in cloaks cupboard and separate door to:

### Cloakroom

With low-level WC with timber seat and corner wash hand basin with tiled splash back.

From the hall, painted timber door through to:

### Living Room

With double aspect with double glazed casement window and double glazed sliding doors to the rear terrace and garden, further double glazed casement window to front elevation. Stairs rise to first floor with half landing with built-in cupboards below, housing the electricity fuse box. Decorative faux fireplace with reconstituted stone surround and hearth and fitted with an electric stove. Archway interconnecting through to the:



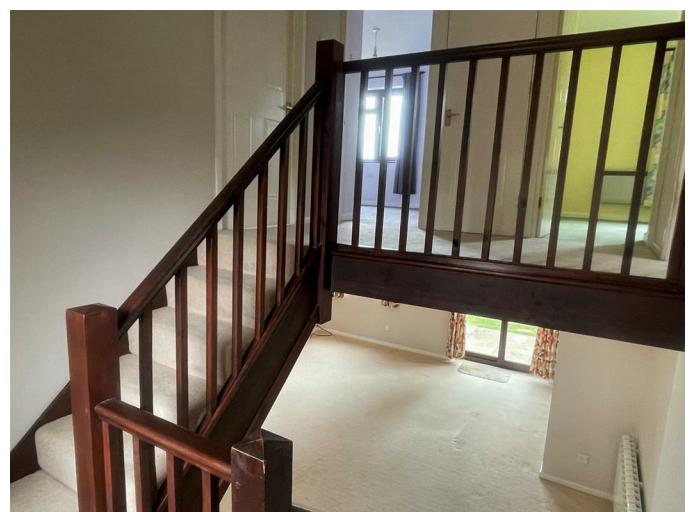
### Kitchen

With tiled floor and simply fitted kitchen comprising worktop with stainless steel sink unit, tiled splash back, space and electric cooker point and space for refrigerator, range of below worksurface cupboards and drawers with space and plumbing for washing machine/dishwasher. A range of eye-level cupboards with extractor over hob, double glazed casement window to rear elevation. Bespoke spotlighting.

From the living room, stairs with half landing with double glazed casement window to front elevation rise to the:

### First Floor Landing

With access to roof space and painted timber door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving. Painted timber door to:



### Bedroom 1

With double glazed casement window overlooking the rear garden and a pair of painted timber doors to built-in wardrobe with hanging rail and shelving over.

From the landing, painted timber door to:



### **Family Bathroom**

With matching suite of paneled bath, low-level WC with timber seat and pedestal wash hand basin, arched display niche with mirror and part tiled walls. Velux roof light over.

From the landing, painted timber door to:

### **Bedroom 2**

With double glazed casement window overlooking the rear garden and a pair of painted timber doors to wardrobe with hanging rail and shelving over.

From the landing, painted timber door to:



### **Bedroom 3/Study**

With double glazed casement window to front elevation with fitted shelving. Currently used as a study.

### **OUTSIDE**

20 Sandy Lane Court is approached from the lane with private gravelled parking for two cars with a path leading on to the front door with circular raised bed with gravelled border and mature rose to the front elevation. Set to the side of the property is further access leading to the principal rear

garden laid mainly to lawn with a paved terrace immediately to the rear of the house, a detached shed to the far end and bordered partly by close board timber fencing and clipped evergreen hedging. There is potential to the side of the property to extend and/or add additional parking as required.

### **SERVICES**

Mains Electricity and Water are connected. Electric central heating. Shared Private Drainage system.

### **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 2023/ 2024: £1,855.34

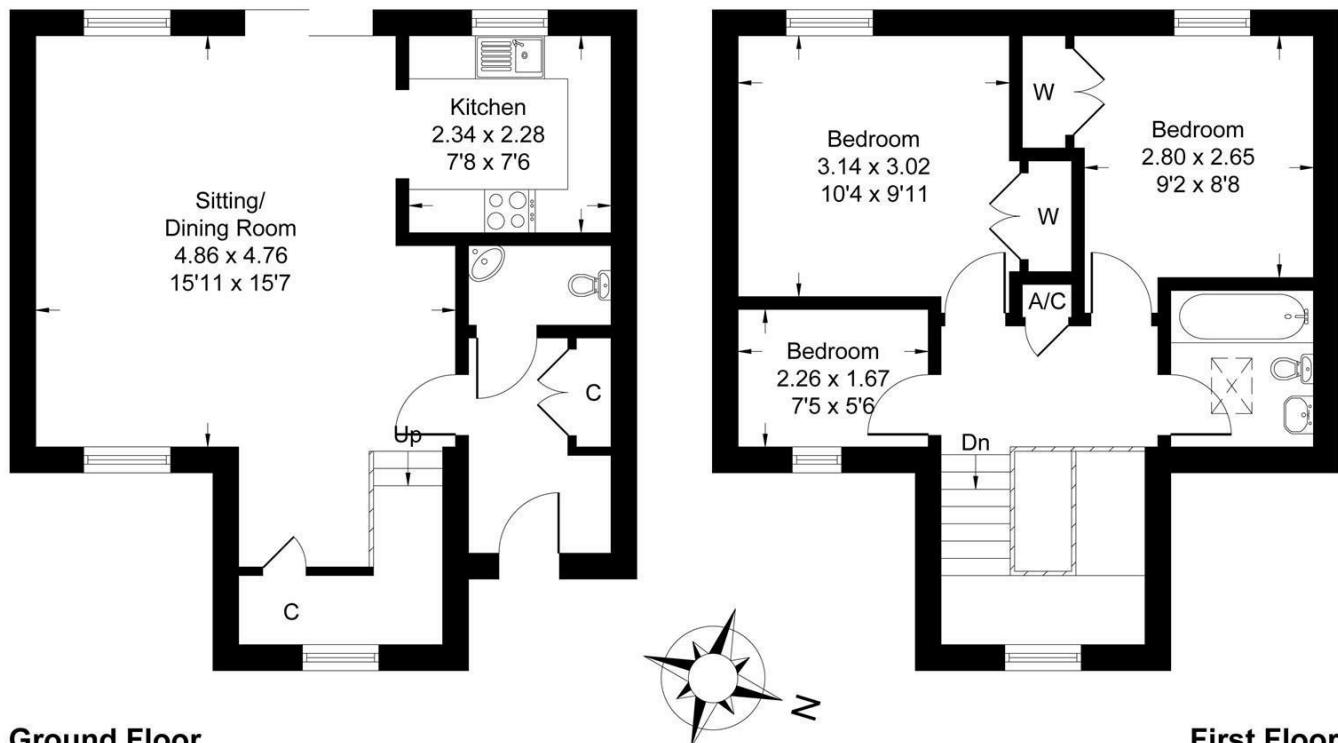
### **DIRECTIONS**

From Bourton-on-the-Water take the Rissington Road and climb through Little Rissington to the T junction and turn right towards The Barringtons and then take the second right just before the mini roundabout, into the private driveway for Sandy Lane Court where the property will be found after a short distance on the right hand side.

What3words: marathons.thick.cutback

## Floor Plan

Approximate Gross Internal Area = 76.61 sq m / 825 sq ft

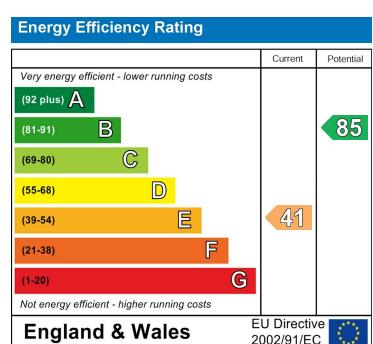


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Area Map



## Energy Efficiency Graph



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