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37 Hawker Square
Upper Rissington, Cheltenham, GL54 2NT
Guide Price £335,000



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NO ONWARD CHAIN. A well proportioned three bedroom terraced house with private garden and driveway parking ideally situated in 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.37 Hawker Square comprises a surprisingly spacious mid terraced house

with well planned accommodation arranged over two floors and comprising a hall, large double aspect sitting room with wood burning stove and french doors to the garden room to the rear. There is also a kitchen / dining room, a utility room. On the first floor there are two good sized double bedrooms, a third single bedroom, a shower room and a useful large study / landing. Set to the front of the house is a gravelled parking area, with a mature silver birch and clipped hedging. To the rear of the house and accessed from the utility room is a particularly good sized garden laid mainly to lawn with a shed for storage and a pleasant raised decked terrace to one end. The property is offered for sale with no onward chain.

Porch

With double glazed casement window, vinyl floor and front door through to:

Entrance Hall

with tiled floor, thermostat control and stairs rising to the first floor.

Kitchen/Breakfast Room

Comprising a fitted kitchen with breakfast bar, with worktop with a range of below work surface cupboards and drawers, one and a half bowl sink unit with mixer tap, 4 ring electric hob with built in double oven/grill below, and extractor over. Tiled floor throughout, and double glazed casement windows to





front and rear elevations. Door to deep under stairs storage cupboard.

Utility Room

With worktop with space and plumbing for washing machine, spacer for drier and fridge freezer. Tiled floor.

Sitting Room

With wide double glazed window to front elevation, Fireplace fitted with a wood burning stove with timber mantle and hearth. Double doors to

Garden Room

with French doors to garden, doors to utility room and sitting room, tiled floor. Mono-pitched translucent roof.

From the hall stairs rise to the

First floor Landing with study area

with casement window to rear elevation, cupboard housing the hot water tank.

Bedroom 1

with double glazed casement window to front elevation, built-in wardrobe with hanging rail and shelving.

Bedroom 2

with double glazed casement window to front elevation, built-in seat.

Bedroom 3

with double glazed casement window overlooking the rear garden. Built in wardrobe.

Shower Room

with built in Shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, double glazed opaque window to rear elevation.

OUTSIDE

No.37 is approached from the square via a gravelled driveway with parking for two

cars and a small lawned area with a mature silver birch. Set to the rear of the house is a good sized private garden laid mainly to lawn with a raised wooden decked seating area and a storage shed.

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 2026/ 2027: £2,140.31.

SERVICES

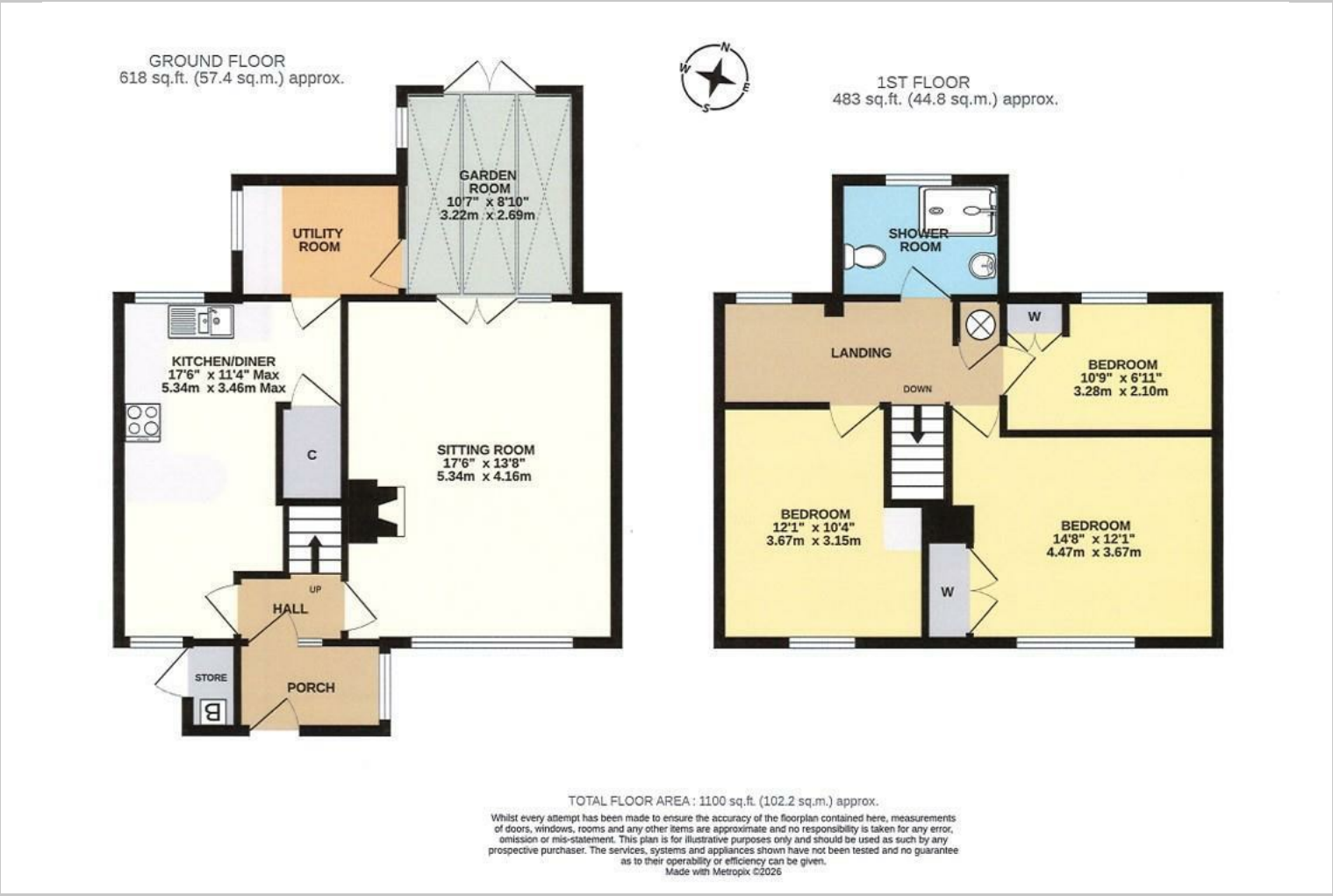
Shared Upper Rissington LPG Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

DIRECTIONS

From Bourton-on-the-Water take the Rissington Road. Proceed through Little Rissington climbing the hill and at the T Junction turn right towards The Barringtons and take the first left turn into Sopwith Road. Follow the road around to the right, take the turning into Hawker Square, follow the road round and the property can be found on the left hand side.



Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Lettings Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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