



Sparrows Way, Upper Rissington



This well-presented five-bedroom detached home, which is positioned at the end of a quiet cul-de-sac, lies within the sought-after Cotswolds Academy catchment area. The Rissington Primary school is also within walking distance - making it a perfect family home.

The canopy-covered entrance leads into a spacious hallway, where a convenient downstairs WC is located. To the right, the living room features a charming log burner and seamlessly flows into a versatile second reception room, which benefits from double patio doors opening onto the beautifully landscaped rear garden. To the left of the hallway, the open-plan kitchen and dining area comfortably accommodates a six-person dining table. The stylish shaker-style kitchen offers ample storage and leads to a separate utility room. Another set of double patio doors opens onto the patio area, perfect for outdoor dining.

Upstairs, the landing leads to five generously sized double bedrooms. Two of these bedrooms boast en-suite shower rooms, while the remaining three share a well-appointed family bathroom.

The professionally designed rear garden has matured beautifully, providing a private and tranquil outdoor space. Additional benefits include a double garage and ample off-road parking for at least two cars.

EPC: B

Council Tax Band: F

Tenure: Freehold

Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys. It has a fantastic shop, pharmacy, and gym as well as a village hall where many classes and events take place throughout the year. A bus service links the village to the local schools at Bourton on the Water, as well as wider destinations.

What3Words: fizzy.column.sweated



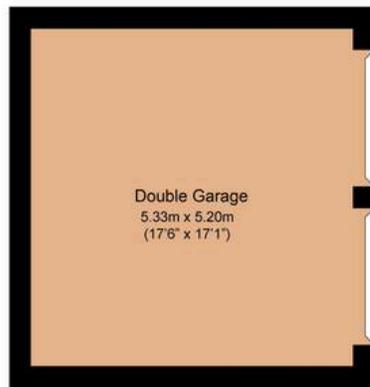


Sparrow Way, Upper Rissington, GL54 2QP

Main House Approx. Gross Internal Area:- 164 sq.m 1765 sq.ft

Garage Approx. Gross Area:- 28 sq.m 301 sq.ft

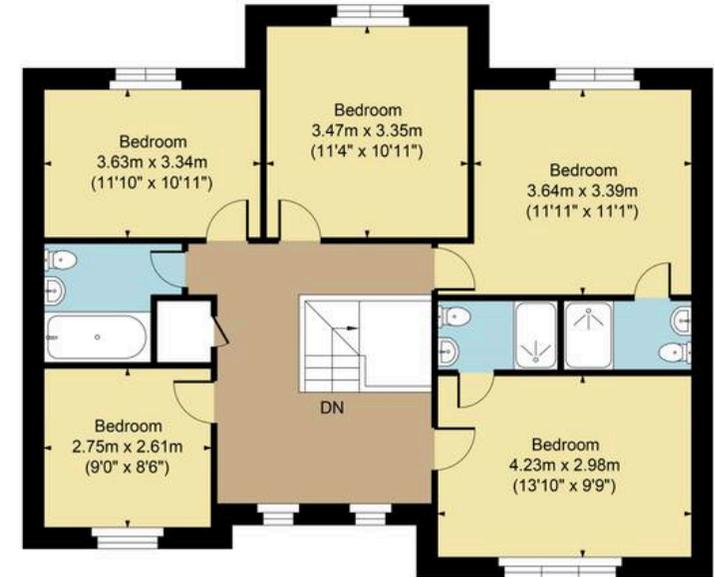
Total Approx. Gross Area: 192 sq.m 2066 sq.ft



Garage



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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