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For sale with
**Harrison
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LONG CROFT

Pound Lane, Little Rissington



Located in the rural village of Little Rissington, this immaculate and spacious five-bedroom semi-detached home offers flexible accommodation and attractive outdoor space, making it well suited to family living. The ground floor includes an entrance hall with a view right through the property and onto the rear garden. Off to the left there is a dual aspect living room with a bay window, log-burning stove, and French doors opening onto the rear garden. From the hallway to the right, there is also a separate snug with a feature fireplace. Through the double doors at the end of the hall, the open-plan kitchen/dining room is fitted with bespoke units, wooden work surfaces, a Belfast sink, a Rangemaster oven, and includes bi-fold doors leading to the garden. Just off the kitchen, there is a utility room in the same style as the kitchen, a downstairs WC and side access to the rear garden which could be used as a cloakroom. Additional features include bespoke built-in understairs storage.

Upstairs are five well-proportioned bedrooms. The principal bedroom has a modern en-suite and handmade built-in wardrobes, while the remaining bedrooms are served by a contemporary family bathroom with a bath and separate shower.

The rear garden is generous in size and has been thoughtfully landscaped, featuring mature borders, a seating area for entertaining, and views over local allotments and open countryside. There is also a dedicated area for growing flowers and vegetables, complete with a high-end greenhouse.

To the front, the property benefits from a mature garden, a driveway providing ample off-street parking, and an electric car charging point.

A separate outbuilding/summer house, currently used as a home office and family room, is equipped with electricity and electric heating, offering potential for various other uses.







The property is fully double-glazed and has oil central heating.

EPC: D

Council Tax Band: F

Tenure: We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

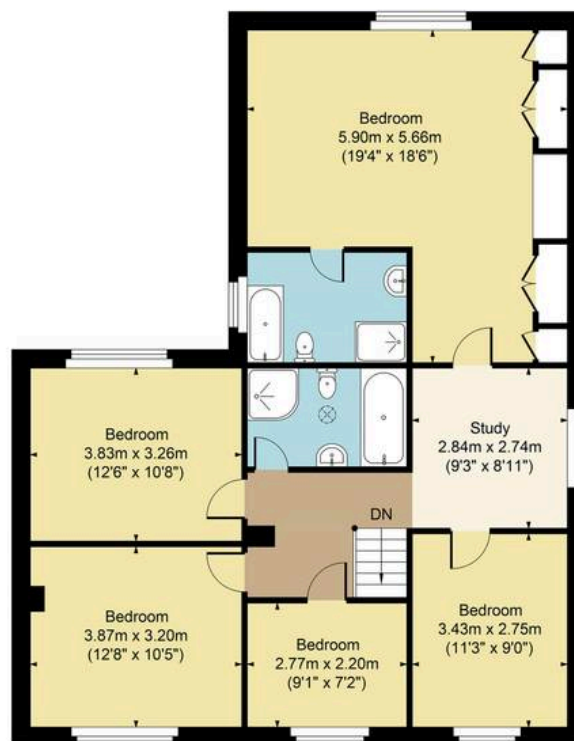
What3Words: ///sprouts.proofread.tripped

Little Rissington lies approximately two miles east of Bourton on the Water and enjoys an elevated position, with local shop at Upper Rissington, and village pub at Great Rissington. Further facilities and shopping are offered at nearby Bourton on the Water, as well as Stow on the Wold, and the A40 lies approximately 5 miles away, giving access to routes both east and west, as well as, subsequently, to the north and south. It also benefits from being within the catchment area for several primary schools including, Rissington Primary School and Bourton-on-the-Water Primary School, and for secondary schools, there is the OFSTED Outstanding Cotswold School

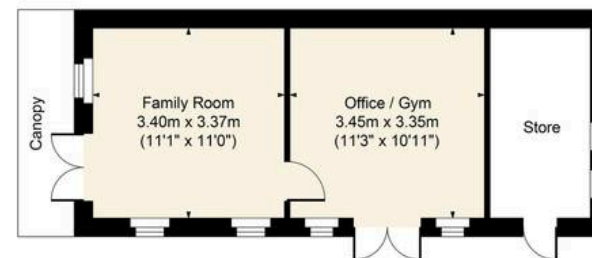
Main House Approx. Gross Internal Area:- 191.61 sq.m. 2062 sq.ft.
 Summer House Approx. Gross Area:- 29.76 sq.m. 320 sq.ft.
 Total Approx. Gross Area:- 221.37 sq.m. 2382 sq.ft.



Ground Floor



First Floor



Summer House

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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