



Great Rissington, Gloucestershire



Nestled in the sought-after Cotswold village of Great Rissington, this four-bedroom detached home offers versatile living accommodation and a well-presented, mature wrap around garden.

Upon entering through the front door, you are welcomed into a bright hallway that provides access to all principal rooms. To the right is the inviting dual-aspect living room, a generous space filled with natural light, perfect for relaxing or entertaining. Adjacent is a contemporary shower room, finished to a high standard.

Straight ahead, the hallway leads to the galley-style kitchen, fitted with modern units and worktops, with a dining area positioned at one end ideal for family meals or casual gatherings. At the other end of the kitchen, a door opens into the utility room, offering additional storage and workspace, as well as convenient access to the rear garden.

To the left of the hallway are two well-proportioned double bedrooms, both benefitting from built-in storage. One of these rooms is currently used as a family/cinema room, demonstrating the home's flexibility to suit a variety of lifestyles.

Upstairs, the landing leads to two further bedrooms, a spacious double and a comfortable single. The principal bedroom features ample built-in storage and views over the garden. Completing the first floor is a family bathroom, fitted with a bath and overhead shower.

Outside, the property has a mature, well-presented garden, featuring a generous lawn with a small orchard and patio area perfect for outdoor dining and relaxation. The lawn extends around the side of the house to the front garden, where there is driveway parking for multiple cars and access to the garage.







The property further benefits from double-glazed windows and oil-fired central heating.

There is also potential for further development, with planning permission already in place, for a single storey extension spanning width of the house to the rear, and a first floor extension central to the property at the rear, 23/01906/FUL. Per the current planning permission, the ground floor extension would be to create an open plan living space to the rear and provide the opportunity to create an additional en-suite bedroom downstairs. The first floor extension would be to create a bedroom with dedicated dressing area and en-suite shower room.

EPC: D

Council Tax Band: E

Tenure: Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

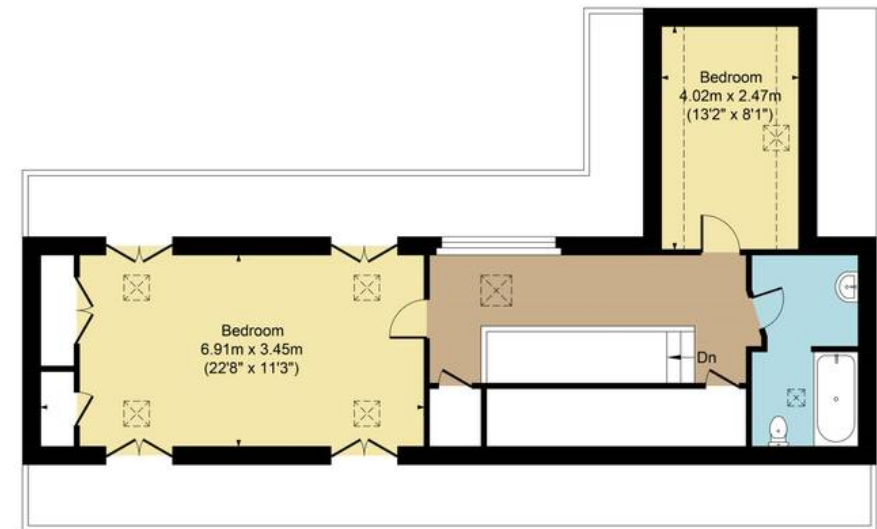
Great Rissington is generally regarded as one of the more sought after Cotswold hill villages, enjoying an elevated position overlooking the Windrush Valley. The village offers a charming and enduringly popular primary school, a church, village pub and a cricket club, where there is a team in the local league and teams for children too. 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.

What3Words: ///marzipan.aviators.lamenting

Main House Approx. Gross Internal Area:- 159.75 sq.m. 1720 sq.ft.
 Garage Approx. Gross Area:- 19.06 sq.m. 205 sq.ft.
 Total Approx. Gross Area:- 178.81 sq.m. 1925 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 [Symbol] Denotes restricted head height
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