



21b Sandy Lane Court, Upper Rissington
Cheltenham, GL54 2NF - £315,000

Farr & Farr Sales & Lettings

21b Sandy Lane Court

Upper Rissington, Cheltenham, GL54 2NF

ONE OF FOUR NEWLY BUILT SEMI DETACHED HOUSES
ON THE EDGE OF THIS VERY POPULAR VILLAGE

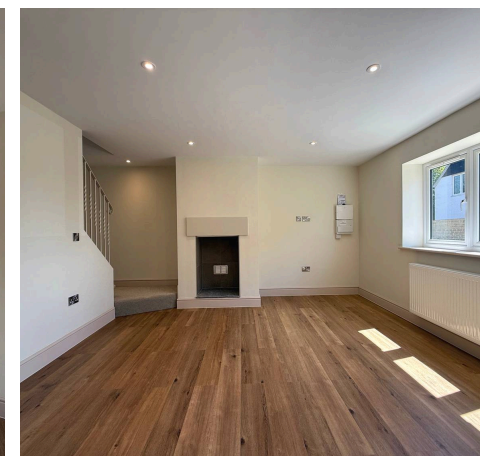
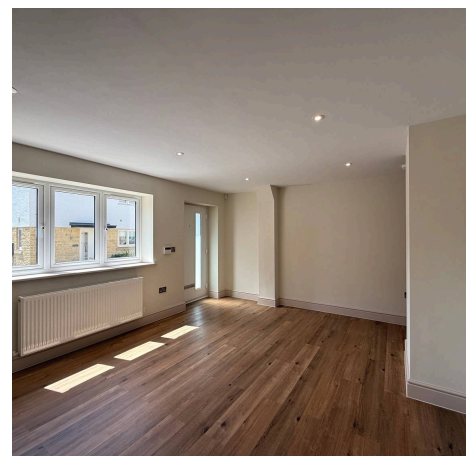
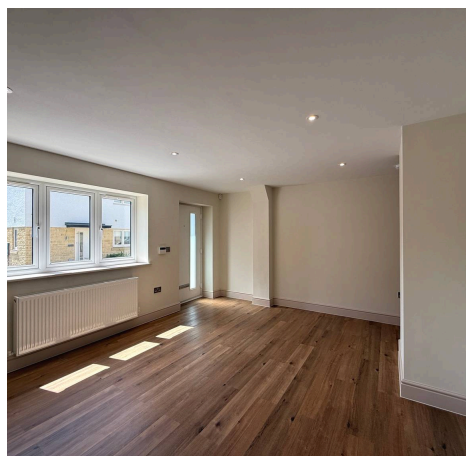
Upper Rissington is a popular village situated just 4 miles to the South of the beautiful market town of Stow On the Wold, 3 miles to the East of the village of Bourton on the Water, a 25 minute drive from Cheltenham. Within the village is good local shopping and an excellent school, all surrounded by some of the most beautiful countryside in England.

All four have been beautifully built in a cottage style and are surprisingly spacious and comprehensively fitted with luxury bathrooms including both showers and baths, a comprehensively fitted kitchen, and cloakroom. To the exterior there are attractive enclosed gardens and ample parking.

Please note: – In accordance with the Estate Agents Act 1979 we confirm the vendor is an employee of Farr & Farr Estate Agents.

Council Tax band: TBD

Tenure: Freehold





LOUNGE

Dimensions: 16' 5" x 13' 1" (5.0m x 4.0m). High-quality flooring. Double radiator. Fireplace with tiled lining (open). TV point. Inset ceiling spotlights. Single radiator. Double glazed window to front aspect.

KITCHEN/DINING

Dimensions: 13' 1" x 10' 10" (4.0m x 3.3m). Beautifully fitted with inset sink set to Quartz worktops with mixer taps, cupboards and drawers below. Wall and base units. Built-in Bosch glass and stainless steel fronted oven with four ring gas hob and extractor hood. Built in washer/dryer. Built in dishwasher and fridge/freezer. Double radiator. Inset ceiling spotlights. Door to:-

CLOAKROOM

Wash hand basin. Tiled splashback with mirror. Low level WC with concealed cistern. High-quality flooring. Radiator. Double glazed window. Inset ceiling spotlights and extractor fan.

FIRST FLOOR LANDING

Inset ceiling spotlights

BEDROOM 1

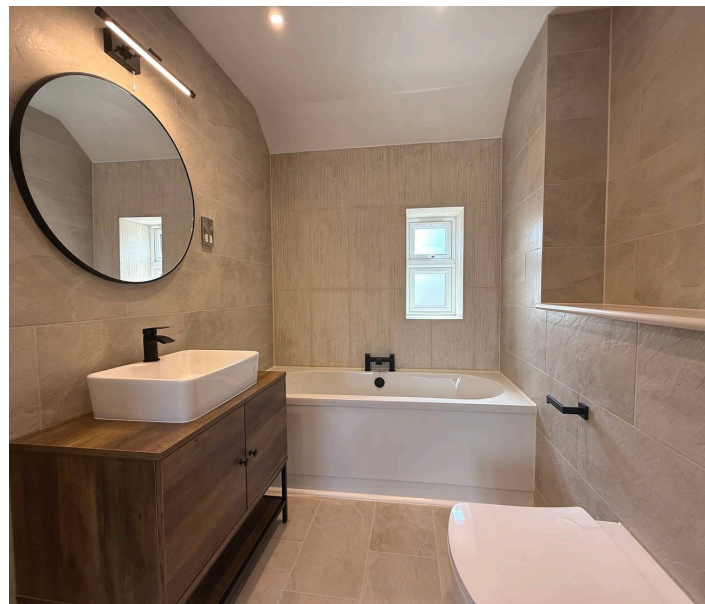
Dimensions: 13' 1" x 11' 6" (4.0m x 3.5m). Double radiator. Double glazed window to front & side aspect. Built-in bedside lighting.

BEDROOM 2

Dimensions: 12' 2" x 10' 10" (3.7m x 3.3m). Double glazed window. Double Radiator.

BATHROOM

Double ended panelled bath with central mixer taps. Fully tiled splashback. Low-level WC with concealed cistern. Vanity unit with wash hand basin and cupboards below. Large shower cubicle with double headed shower controls and fully tiled splashback with glazed screen. High-quality tiled floor and matching fully tiled walls. Vertical heated radiator. Wall light point. Extractor fan and inset ceiling spotlights.



REAR GARDEN

Rear gardens with full width stone paved terrace leading to lawns. All enclosed by high close boarded fencing with pedestrian gates to the side.

FRONT GARDEN

To the front of the property, wrought iron fence divide with wide stone path to front door.

ALLOCATED PARKING

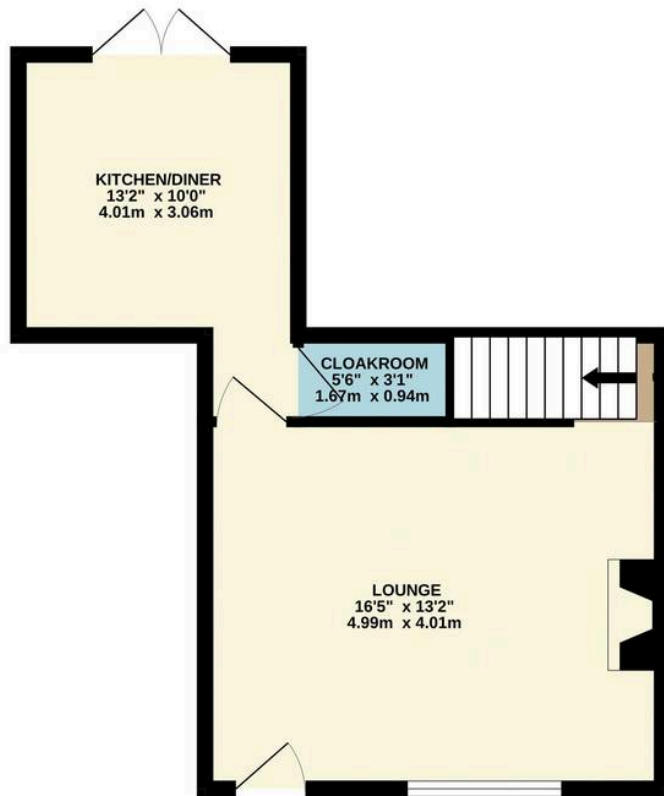
2 Parking Spaces

Allocated parking for two cars.

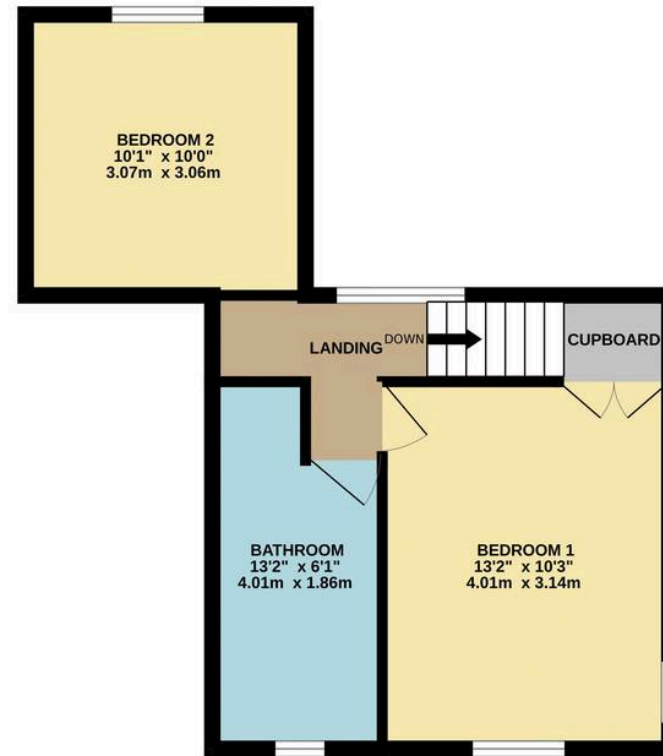




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Farr & Farr

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