

# RISSINGTON MILL

LITTLE RISSINGTON • CHELTENHAM • GLOUCESTERSHIRE • GL54 2PD









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Bourton-on-the-Water 2 miles • Stow-on-the-Wold 5 miles • Burford 8 miles  
Kingham (mainline station London/Paddington from 80 minutes) 8 miles • Cirencester 18 miles  
Cheltenham 18 miles (All distances and times are approximate)

A handsome Grade II listed former mill with ancillary accommodation and land.

## Accommodation

### Main House

**Ground floor:** Reception hall • Drawing room • Sitting room • Dining room • Study  
Kitchen/breakfast room • Cloakroom • Bedroom five • Bedroom six • Bathroom

**First floor:** Principal bedroom with en suite • Bedroom two • Dressing room • Bathroom • Gallery

**Second floor:** Bedroom three • Bedroom four • Bathroom • Storage

### Riverside Lodge

Entrance hall • Kitchen/sitting room • Bedroom • Bathroom

### Hunting Lodge

Entrance hall • Sitting room • Kitchen • Bedroom • Dressing room • Bathroom

Gardens and grounds • Double garage • Barn • Store  
Swimming pool and boiler room with WC • Outbuildings

About 62 acres



David Henderson  
Savills Stow on the Wold  
01451 832 832  
david.henderson@savills.com





## Situation and Communications

Little Rissington is a pretty elevated village with traditional Cotswold properties situated within the village Conservation Area and Area of Outstanding Natural Beauty. Great Rissington is two-and-a-half miles away with a fine church, thriving primary school, cricket club and village pub. The popular market towns of Bourton-on-the-Water and Stow-on-the-Wold both offer excellent amenities such as schools, petrol stations, banks, libraries, doctors' surgeries and supermarkets. Eight miles from Kingham with Daylesford Organics and mainline station to London Paddington and 18 miles to Soho Farmhouse which offers exclusive leisure amenities.

Road and rail communications are very good with the north-south A429 and east-west A40 providing access to larger centres. There is a regular train service to Oxford, Worcester and London from Kingham (eight miles).

There is an excellent range of private and state schools in the area including Kitebrook at Moreton-in-Marsh, Cheltenham College and Cheltenham Ladies College in Cheltenham and a wide choice of schools in and around Oxford. The Cotswold School in Bourton-on-the-Water has been judged 'Outstanding' by Ofsted.

Leisure and sporting pursuits including golf courses are Naunton Downs, Chipping Norton and Burford. There are National Hunt racecourses at Cheltenham and Stratford-upon-Avon. The area offers a wealth of fine houses and gardens to visit and an abundance of wonderful walks and bridleways.

The Cotswolds' year is packed with events, ranging from world famous international festivals like Cheltenham Literature Festival or Cheltenham Gold Cup Week to major musical events like the Wilderness Festival, Cornbury Festival or the Big Festival, as well as arts festivals and theatrical productions.















## Rissington Mill

Dating largely from the mid 18th century and located on the banks of the River Dikler, Rissington Mill was formerly a corn mill. There has been a mill on the site since 1086 and the present building incorporates parts of earlier structures. The property is Grade II listed and retains many wonderful period features including the original mill race and some of the working mechanisms. This is a truly unique house with huge character and charm throughout and sits within mature, partly walled gardens with views across the picturesque mill pond and mill race.

There are four reception rooms including a dramatic sitting room with soaring vaulted ceiling and a charming minstrels' gallery which incorporates working mechanisms from the property's past life as a corn mill. The reception rooms are well-proportioned and contain a range of period features including original timbers, flagstone floors, deep window seats, handsome fireplaces and oak floors. The drawing room also has a gallery which is the perfect place to read. The kitchen/breakfast room is fitted with a good range of country style cabinets and there is ample space for a table and chairs.

There are two bedrooms and a bathroom on the ground floor. On the first floor is the principal bedroom suite and bathroom, bedroom two, dressing room and bathroom. Two further bedrooms, bathroom and loft storage are situated on the second floor.



## Hunting Lodge

The Hunting Lodge provides excellent secondary accommodation for family or friends and could be used to generate additional income.

## Riverside Lodge

Riverside Lodge adjoins the main house and can act as additional accommodation or be closed off to create a self-contained unit.

## Outside

The property sits within mature landscaped gardens with well-maintained lawns and specimen trees. Stone arches lead to charming, partly walled garden 'rooms'. A paved terrace provides the perfect place to enjoy the view across the gardens, mill pond and beyond to the mill race. There is a swimming pool and pool room with WC.

The property benefits from a range of outbuildings including double garage, boiler room, wood and bin stores, oil tank store and large barn.

The gardens and land extend to about 62 acres comprising formal gardens, paddocks, pasture, and mature woodland. The land to the west of the River Dikler is a registered common but only Rissington Mill has the right to graze the land.









## General Information

### Grazing Licence

A 12 month grazing licence is in place which expires in July 2023.

### Tenure

Freehold.

### Services

Mains electricity and water are connected. Private drainage. Oil fired central heating. Telephone line subject to BT transfer regulations.

### Council Tax

Band H.

### Local Authority

Cotswold District Council.

### Public Footpaths

There are two public footpaths which cross the land. Please refer to the land plan.

### Directions(GL54 2PD)

From Stow-on-the-Wold head south on the A429 and take the A424 towards Burford. After about three miles turn right signposted Little Rissington. Continue for about one mile and turn right. Continue for about one-and-a-quarter miles through Little Rissington. After leaving the village a sign for the property will be found on the right. Continue along the track which terminates at the property.

### Viewings

By arrangement only with Savills Stow-on-the-Wold  
t: +44 1451 832832.

### Date of Information

Particulars prepared: March 2023. Photographs taken:  
Interiors March 2023. Exteriors September 2017.

#### Rissington Mill, Little Rissington

Gross internal area (approx):

House: 403 sq m (4,339 sq ft)

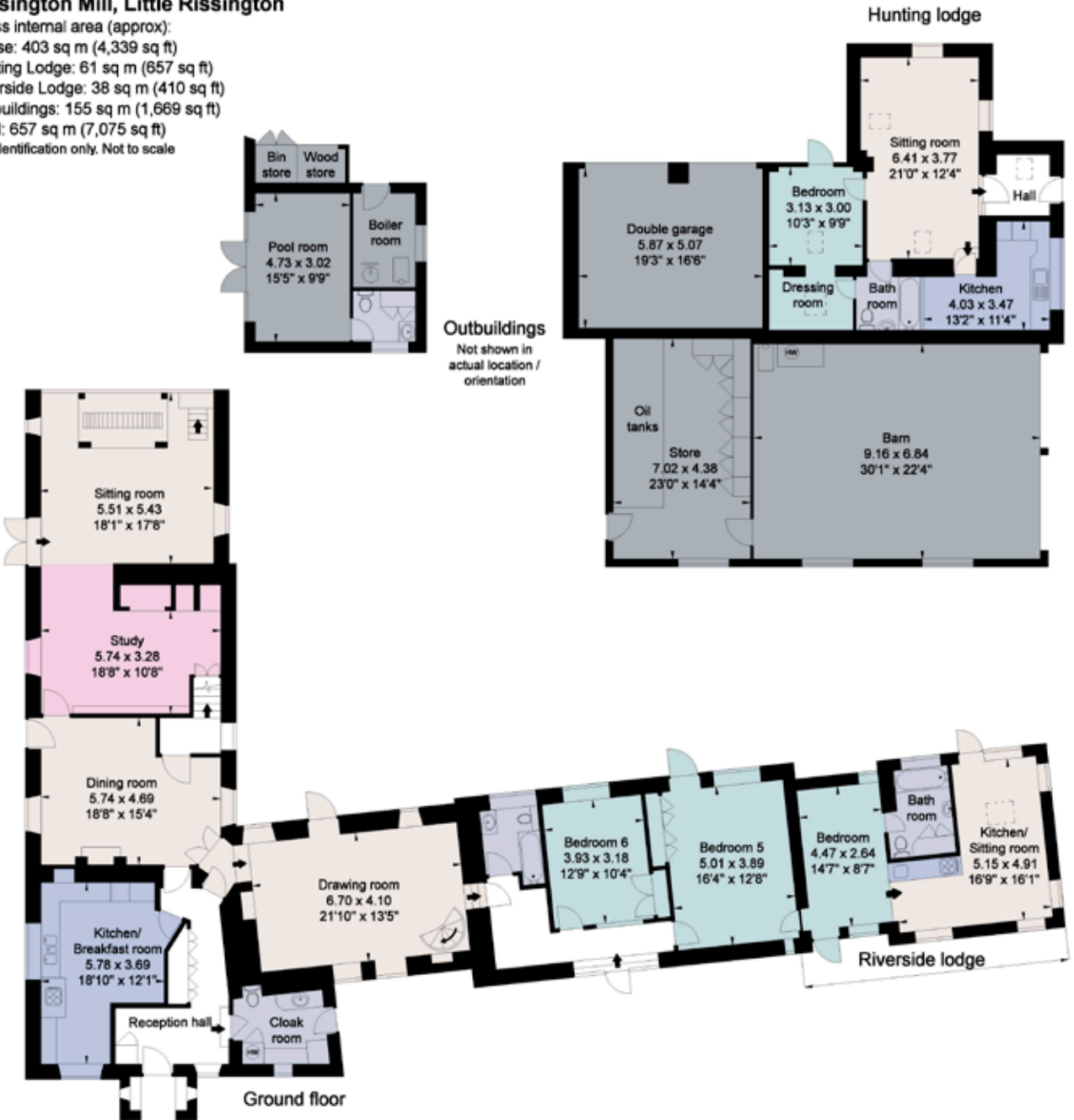
Hunting Lodge: 61 sq m (657 sq ft)

Riverside Lodge: 38 sq m (410 sq ft)

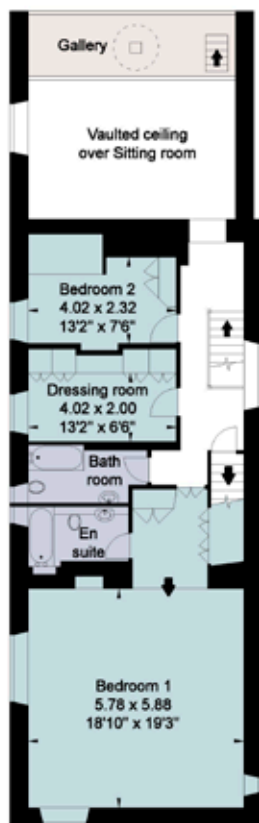
Outbuildings: 155 sq m (1,669 sq ft)

Total: 657 sq m (7,075 sq ft)

For identification only. Not to scale



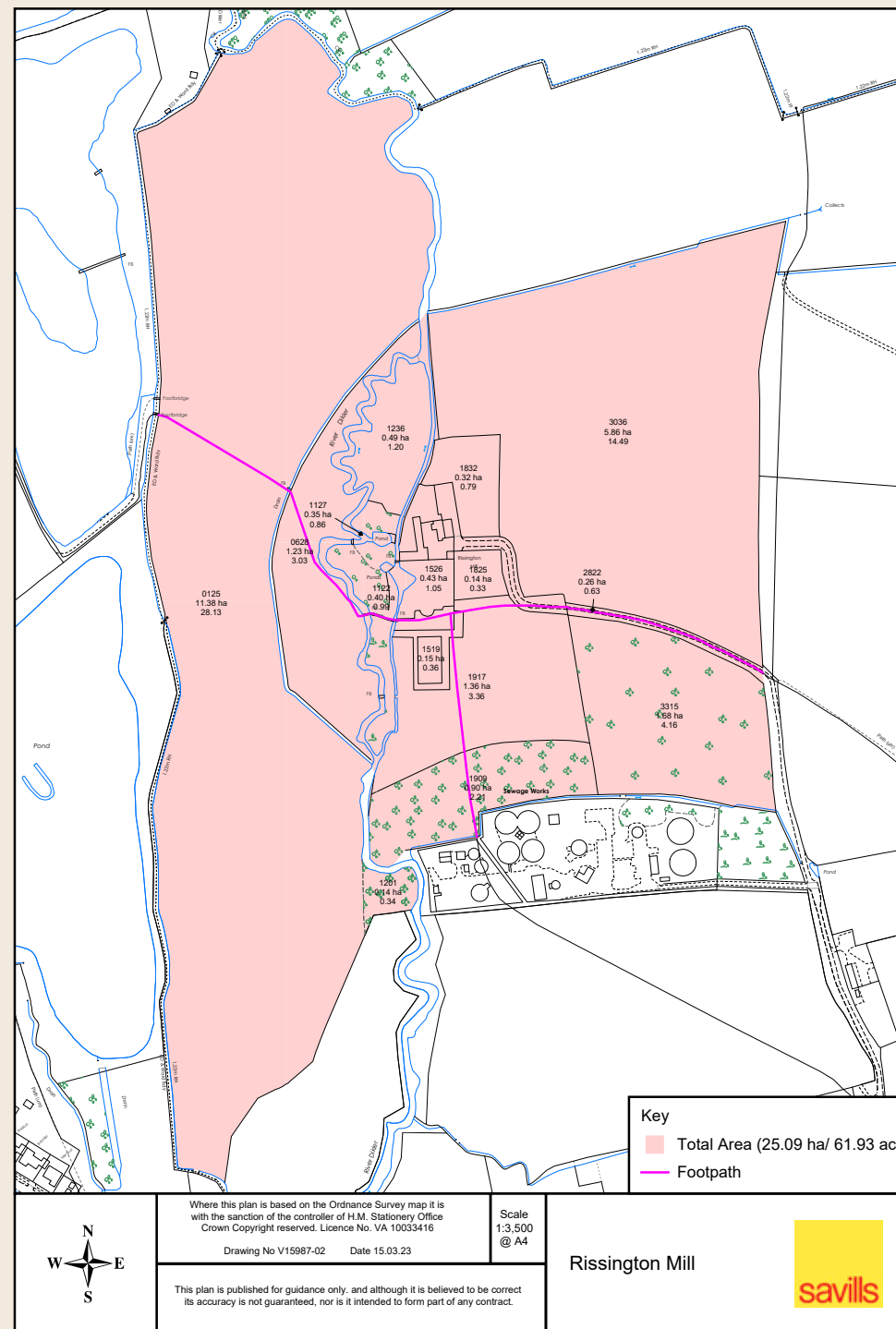




First floor



Second floor







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