



# OLD SWAN HOUSE

GREAT RISSINGTON ♦ GLOUCESTERSHIRE ♦ GL54 2LH



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A handsome Grade II Listed village house

GREAT RISSINGTON, GLOUCESTERSHIRE GL54 2LH

Reception hall ♦ drawing room ♦ dining room ♦ sitting room ♦ kitchen/breakfast room  
♦ rear hall ♦ cloakroom ♦ laundry ♦ three first floor bedrooms ♦ two bathrooms  
♦ second floor landing/study area ♦ two bedrooms and shower room.

Stable block comprising four stables ♦ tack room and potting shed.

Paddock ♦ about 1.8 acres.

Gardens ♦ double carport ♦ store and parking.

**About 3 acres.**

Bourton-on-the-Water 3 miles ♦ Stow-on-the-Wold 5 miles ♦ Burford 6 miles  
♦ Kingham (mainline station London/Paddington from 80 minutes) 8 miles  
♦ Cirencester 18 miles ♦ Cheltenham 20 miles  
(all distances and times are approximate).

## Savills Stow-on-the-Wold

Cotswold House, Church Street,  
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## SITUATION AND COMMUNICATIONS

- ♦ Pretty village with traditional Cotswold properties, fine church, thriving primary school, sports and social club and village pub.
- ♦ Within Conservation Area and Area of Outstanding Natural Beauty.
- ♦ Close to local market towns of Bourton-on-the-Water and Stow-on-the-Wold.
- ♦ Eight miles from Kingham with Daylesford Organics and mainline station to London Paddington.
- ♦ Soho Farmhouse is 19 miles away and offers exclusive leisure amenities to members.
- ♦ North-south A429 and east-west A40 providing access to larger centres.
- ♦ Catchment area for Cotswold School which achieved academy status in 2010.
- ♦ Excellent range of private and state schools both locally and further afield.
- ♦ An abundance of fine walks and bridleways.
- ♦ Golf courses at Naunton Down, Chipping Norton, Burford and Broadway.
- ♦ National Hunt Racing at Stratford-upon-Avon and Cheltenham.
- ♦ Many fine houses and gardens to visit across the region.

## OLD SWAN HOUSE

Dating back to the early seventeenth-century with later additions, Old Swan House is situated in the heart of the popular village of Great Rissington. The property is Grade II listed and principally constructed of coursed limestone with an Ashlar façade beneath a stone slate roof. Nikolaus Pevsner describes the property as 'a delightful little C18 house with a porch with fluted Tuscan columns' (The Buildings of England, Gloucestershire 1: The Cotswolds).







The charming traditional accommodation is set out over three storeys and includes:

- ♦ A substantial reception hall with a magnificent inglenook fireplace with wood burning stove and flagstone flooring.
- ♦ An elegant drawing room with fireplace and French doors out to the garden.
- ♦ A cosy sitting room, also with a fireplace and wood burning stove.
- ♦ The country-style kitchen/breakfast room has an oil fired Aga and views over the garden.
- ♦ A well-proportioned, double aspect dining room with open fireplace and display alcoves to either side.
- ♦ Rear hall with storage cupboards, pantry, laundry and cloakroom.
- ♦ On the first floor are three excellent double bedrooms and two bathrooms.
- ♦ Two further bedrooms and a shower room are situated on the second floor along with a study area on the landing.
- ♦ The property retains many of the period features expected in a property of this era including interesting fireplaces, mullion windows, exposed timbers and flagstone flooring.

## GARDENS AND GROUNDS

Old Swan House benefits from about three acres of gardens, grounds and paddock comprising:-

- ♦ Mature landscaped and gently terraced garden to the rear, principally laid to lawn with well stocked flower beds, shrubs and ornamental trees.
- ♦ Productive vegetable garden with beds, fruit cages and fruit trees.
- ♦ Two greenhouses and potting shed.
- ♦ Stable block comprising four stables and tack room.
- ♦ Paddock with post and rail fencing and separate access, in all about 1.8 acres.
- ♦ Gravelled drive and ample parking to the side of the property.
- ♦ Two-bay car port with store.

The property is extremely well presented and is likely to appeal to those buyers looking for a family home or second home in the Cotswolds.

## GENERAL INFORMATION

**Local Authority:** Cotswold District Council. Telephone 01285 623000.  
Council Tax Band G.

**Services:** Mains water, electricity and drainage are connected. Oil fired Aga and central heating. Fibre optic Broadband available. Telephone line subject to BT transfer regulations.

**Tenure:** Freehold.

**Town and Country Planning:** The property lies within the area administered by Cotswold District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.









**Wayleaves, Easements and Rights of Way:** The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

### DIRECTIONS GL54 2LH

From Stow-on-the-Wold proceed along the A429 (the Fosse Way) in a southerly direction towards Cirencester. At the bottom of Stow Hill turn left onto the A424 towards Burford. After about two miles turn right signposted The Rissingtons. Continue along this road for about half-a-mile and at the T-junction turn left and then immediately right signposted Great Rissington. Continue along this road for approximately one mile and turn right for Great Rissington. On reaching the village proceed down the hill, passing the village hall. Bear right at the green triangle and take the first right. As the road bends to the left, the Old Swan House will be found on the right after a row of cottages.

**VIEWING:** Strictly by prior accompanied appointment with Savills.

### DATE OF INFORMATION

**Particulars prepared:** May 2019. **Photographs taken:** October 2016.

**AGENT'S NOTE:** There is a shared access to the paddocks and rear of neighbouring Barn Cottage and shared use of drive with neighbouring properties. Please refer to agent.

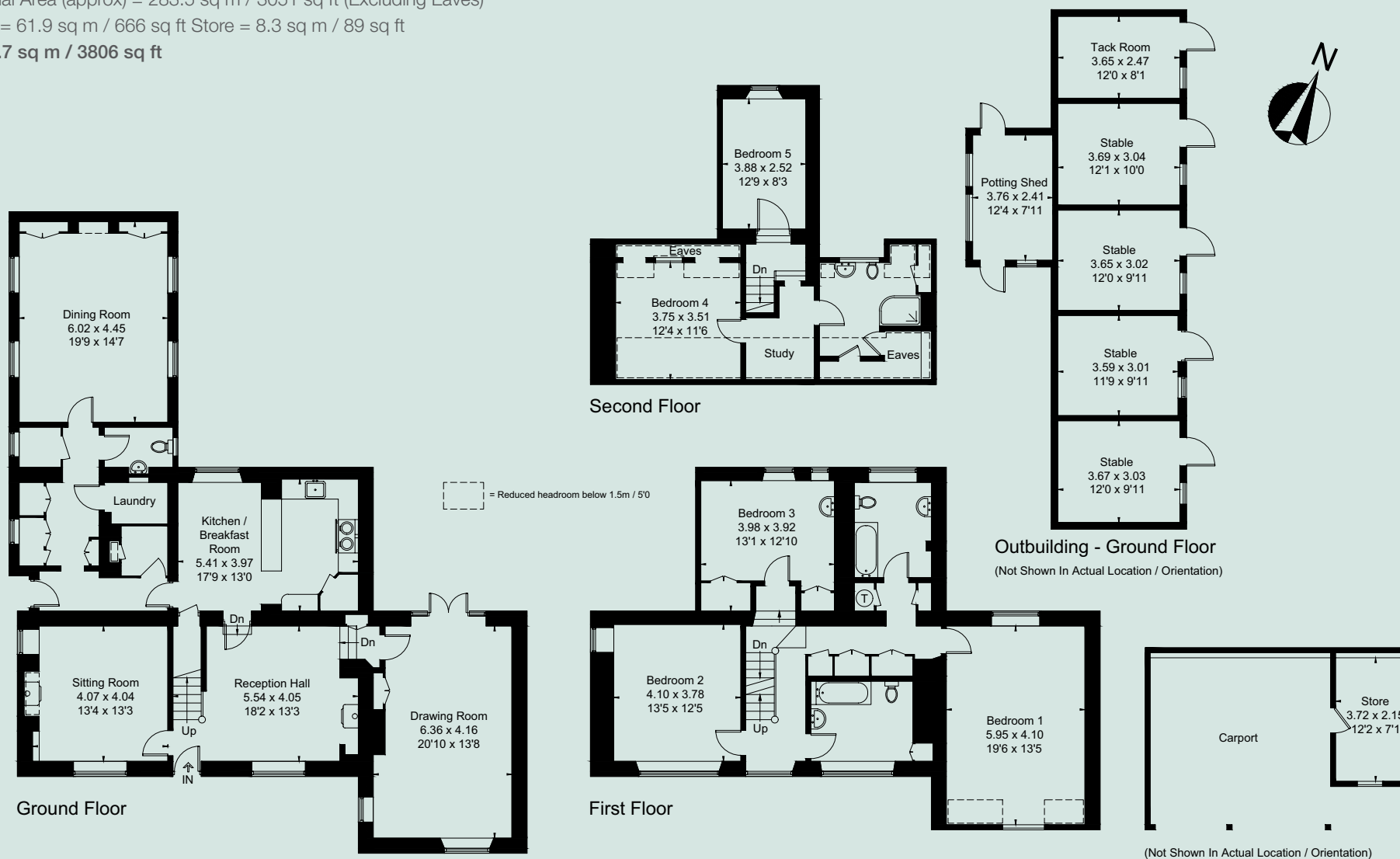


## FLOOR PLANS

Gross Internal Area (approx) = 283.5 sq m / 3051 sq ft (Excluding Eaves)

Outbuilding = 61.9 sq m / 666 sq ft Store = 8.3 sq m / 89 sq ft

**Total = 353.7 sq m / 3806 sq ft**



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