

THE OLD SWEET SHOP

GREAT RISSINGTON · GLOUCESTERSHIRE



savills

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GLOUCESTERSHIRE

*Charming Cotswold cottage
with a contemporary feel
in a delightful village enjoying
rural views*

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)

Sitting room • Kitchen • Two double bedrooms and bathroom

Garden and parking for two vehicles





SITUATION AND COMMUNICATIONS

- Pretty village with traditional Cotswold properties, fine church, thriving primary school, active cricket/social club (regular film events and pie and mash nights for example), village market once a month 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/Oxford.
- Soho Farmhouse is nine miles away and offers exclusive leisure amenities.
- 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 accessible on foot from the property.
- 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.

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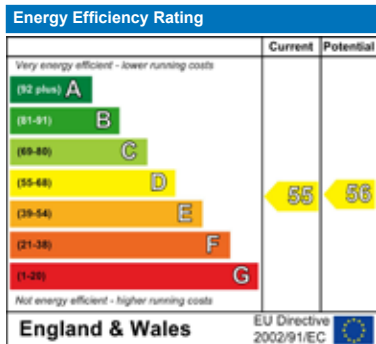
The Old Sweet Shop is an excellent example of a Cotswold cottage and is built of mellow stone under a tiled roof. Internally it retains many of the expected period features including exposed timbers, deep window sills and a period fireplace. All the windows are fitted with bespoke shutters.

A stable door with porch hood leads into a charming double aspect sitting room with beamed ceiling, oak flooring and attractive stone fireplace with wood burning stove. Beyond the sitting room is a pretty country-style kitchen with a range of wall and base units with integrated Bosch appliances and a door leading to a small courtyard. On the first floor are two double bedrooms, one with fitted wardrobe with shelves and hanging rail. Between the bedrooms and accessed off the landing is a well-appointed bathroom.

A gravelled area lies to the side of the property with two parking spaces. Outside there is a lovely cottage-style garden with stone walls and hedging, including a productive vegetable plot, espaliered fruit trees, raspberries, blackcurrants and strawberries. Stepping stones lead through a variety of perennials to a small terrace and the front door.

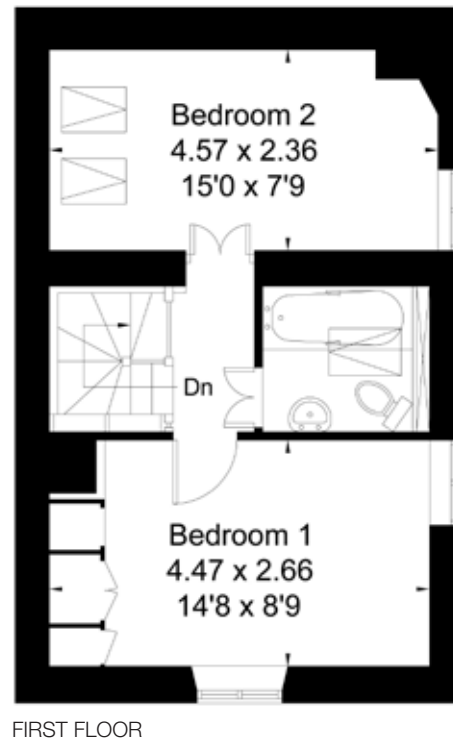
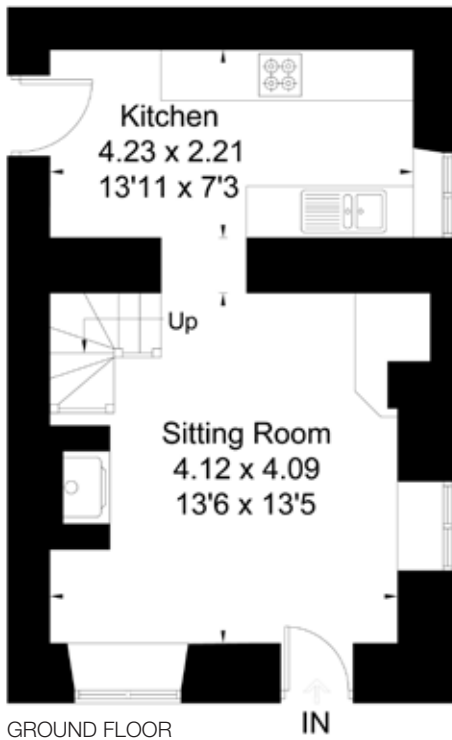
The property is very well presented and is likely to appeal to those looking for a second home, investment property or smaller Cotswold home with charm. The property has been a very successful holiday cottage sleeping four people.





THE OLD SWEET SHOP

Approximate Gross Internal Area:
62.9 sq.m. / 677 sq.ft.
For identification only. Not to scale.



GENERAL INFORMATION

LOCAL AUTHORITY

Cotswold District Council.
Telephone 01285 623000.
Council Tax Band C.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating. 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.

PLANNING

Detailed planning permission was granted by Cotswold District Council under application ref: 07/04623/FUL dated 2 January 2018 for a replacement porch (west elevation), replacement door panel (south elevation) and small partial glazed infill to kitchen access (rear external courtyard). The decision notice and plans are available upon request. The development shall be started within 3 years from the date of this decision notice.

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.

ENERGY PERFORMANCE CERTIFICATE

EPC rating D. A copy of the full Energy Performance Certificate is available upon request. The current owner has installed energy saving LED lights throughout.

DIRECTIONS GL54 2LP

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, bear left at the village green and continue for approximately 240 metres where the property will be found on the right hand side identified by a Savills for sale board.

VIEWING

Strictly by prior accompanied appointment with Savills.

IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Particulars prepared: September 2018. Photographs taken: September 2018. 18/09/19 HR Kingfisher Print and Design Ltd. 01803 867087.

SAVILLS STOW-ON-THE-WOLD

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