



A charming cottage in a highly regarded village

West Hill, Great Rissington, Gloucestershire GL54 2LP

Freehold

savills

Hall • sitting room • dining room • kitchen • cloakroom
• three bedrooms • family bathroom • gardens
• outbuilding • parking.

Mileages

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

Situation and Communications

West Hill is situated in the
pretty village of Great
Rissington comprising
traditional Cotswold
properties, a fine church,
thriving primary school, cricket
club and village pub. The
village lies within the Cotswold
Area of Outstanding Natural
Beauty and is close to the local
market towns of Bourton-on-
the-Water and Stow-on-the-
Wold. The highly regarded
village of Kington with
Daylesford Organics and
mainline station to London
Paddington is eight miles away.
Soho Farmhouse is 19 miles
distant and offers exclusive
leisure amenities to members.

Road links in the area are
excellent with the north-south
A429 and east-west A40
providing access to
Cheltenham, Cirencester,
Oxford and Stratford-upon-
Avon.

There is a wide range of
private and state schools both
locally and further afield
including the highly regarded

Cotswold School in Bourton-
on-the-Water (three miles)
which achieved academy
status in 2020 and Kington
Hill School (eight miles).

There is an abundance of fine
walks and bridleways in the
area and many fine houses and
gardens to visit locally and
further afield. Golf courses are
at Naunton Down, Chipping
Norton, Burford and Broadway.
National Hunt Racing at
Stratford-upon-Avon and
Cheltenham.

West Hill

Formerly two terraced
cottages, West Hill dates from
the early to mid-nineteenth
century. The property is Grade
II listed and is constructed of
limestone rubble beneath a
stone slate roof with Ashlar
stacks. Internally it retains
many of the expected period
features including exposed
timbers and deep sills.

A rose-covered porch to the
front leads directly into a
charming sitting room with
attractive inglenook fireplace.
The back door opens into a
utility room and cloakroom. A
door opens to a rear
passageway which leads to the
sitting room and kitchen. The
kitchen/breakfast room is
fitted with a range of wall and
base units and there is room for
a table and chairs. Steps lead
to the triple aspect dining room
with exposed stone wall,





extensive ceiling timbers and fireplace. A staircase rises from the sitting room to the first floor landing where there are three good sized bedrooms and a family bathroom with separate shower cubicle.

A drive with gates lies to the side of the property providing off street parking. A gravelled area lies to the rear which is ideal for al fresco dining whilst enjoying the view across the mature and gently ascending garden which is a good size and mainly laid to lawn with mature shrubs and trees. There is also a very useful outbuilding.

The property is charming and is likely to appeal to those looking for a second home, investment property or smaller Cotswold home.

General Information

Local Authority

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

Services

Mains electricity and water are connected. Private drainage. 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.

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 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 proceed down the hill, passing the village hall. West Hill can be found on the left hand side just before the green.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: June 2020. Photographs taken: June 2020.

West Hill, Great Rissington, Gloucestershire GL54 2LP

Approximate Area 137.2 sq m / 1477 sq ft

Including Limited Use Area (3.6 sq m / 39 sq ft)



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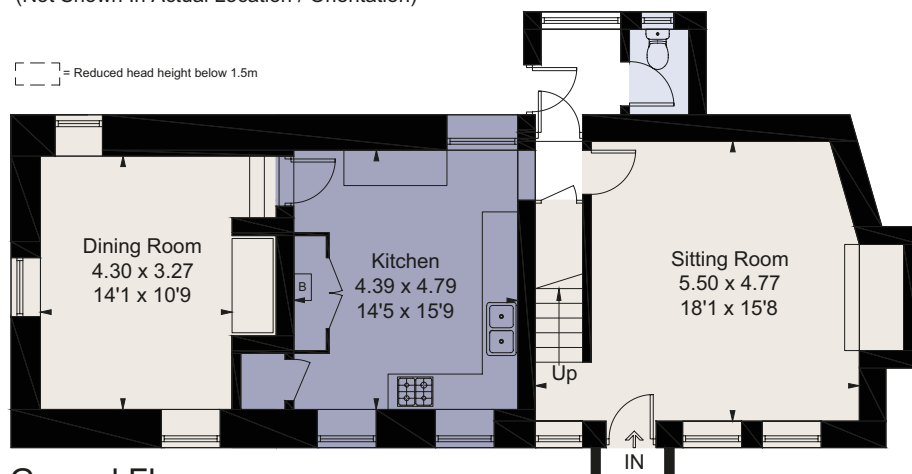
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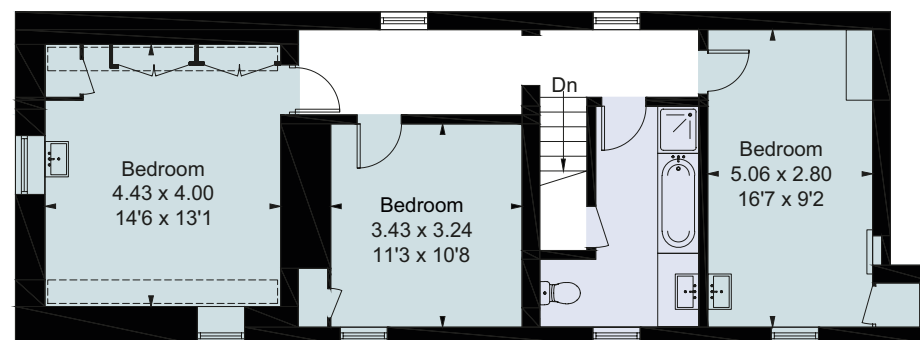
Outbuilding

(Not Shown In Actual Location / Orientation)

[] = Reduced head height below 1.5m



Ground Floor



First Floor

For identification only. Not to scale. © 200616DH

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