



A charming Grade II Listed cottage

The Cottage, Wyck Rissington, Cheltenham, Gloucestershire, GL54 2PN

Freehold



Entrance hall • drawing room • sitting room • kitchen/
dining room • utility • three bedrooms • family bathroom
• family shower room • summerhouse/store
• gardens • parking.

Distances

Bourton-on-the-Water
1½ miles. Stow-on-the-Wold
4 miles. Kington/Moreton-in-
Marsh 8 miles (London
Paddington from 85 minutes).
Cheltenham 13 miles. Oxford
27 miles (all distances and
times are approximate).

Situation and Communications

Wyck Rissington is situated in
the Windrush Valley in an Area
of Outstanding Natural Beauty.
It is a small unspoilt hamlet
with a wide open green
complete with Victorian
drinking fountain and a number
of period houses and cottages.
Nearby Bourton-on-the-Water
and Stow-on-the-Wold provide
every day amenities such as
banks, libraries, shops and
schools.

Cheltenham and Stratford-upon-Avon provide a greater
range of cultural, shopping and
leisure facilities, Cheltenham
Ladies' College, Cheltenham
College, Dean Close and a
good selection of preparatory
schools. Cheltenham and
Stratford-upon-Avon also have
high ranking state schools for
both boys and girls.

There is fast access to
Oxford and London via the
A44/M40 or mainline stations
at Kington and Moreton-in-
Marsh serving Oxford, London/
Paddington and the Midlands.
Golf clubs can be found at
Lyneham, Broadway and
Burford.

National Hunt Racing is at
Cheltenham, Stratford-upon-
Avon and Warwick. There is an
abundance of bridleways and
footpaths for the horse riding
and walking enthusiast.

The Cottage

Constructed of local stone
under a stone slate roof, The
Cottage is a beautiful detached
Grade II Listed property. Dating
from the early nineteenth
century with later extensions,
the property offers light and
bright accommodation over
two floors and enjoys an
enviable position overlooking
the village green.

The front door opens into
the spacious bright entrance
hall with Jerusalem stone floor
off which is a charming triple
aspect drawing room with
fireplace with wood burning
stove and French doors
opening into the garden. The
kitchen/dining room is the
heart of the home with
Jerusalem stone floor and floor
mounted units with integrated
appliances. Light floods into
the kitchen via a roof lantern.
The dining area overlooks the
village green and has a
fireplace with wood burning
stove. Beyond the kitchen is a
well-appointed utility room and
shower room. At the rear of the
ground floor is a dual aspect
garden room with French
doors to the garden and
terrace. On the first floor are
three good bedrooms and a





family bathroom.

There is a pretty garden to the front of the property. The large principal garden lies to the rear and is mainly laid to lawn with well stocked borders and mature shrubs and trees. A paved terrace is the perfect place for al fresco dining. At the far end of the garden is a Summerhouse and store. Vehicular access is through double timber gates to parking at the side.

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
01285 623000. Council Tax
Band F.

Services

Mains water, electricity and drainage are connected.
Oil-fired central heating.
Telephone line subject to BT
transfer regulations Fibre optic
connection.

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 2PN

From Stow-on-the-Wold, take the A429 Fosse Way south and take the first left hand turn signed to Wyck Rissington. Upon reaching the village proceed for about 500 metres. The Cottage is the last house facing the green on the left hand side, set back from the village lane.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: July 2020. Photographs taken: July 2020.

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Approximate Area 129 sq m / 1388 sq ft

Summer House / Store 17.2 sq m / 185 sq ft

Total 146.2 sq m / 1573 sq ft

Including Limited Use Area (1 sq m / 11 sq ft)



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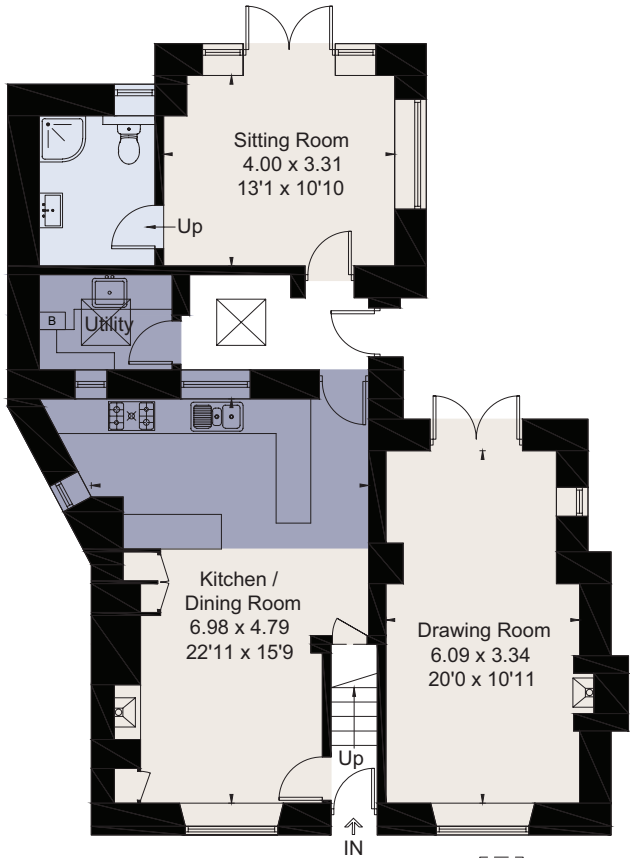
savills.co.uk

David Henderson

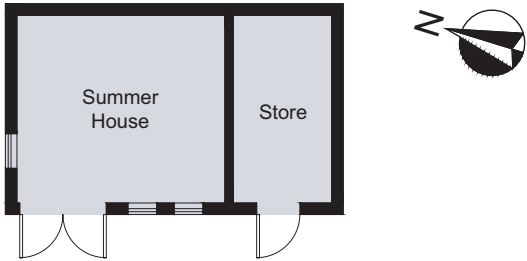
Savills Stow-on-the-Wold

01451 832832

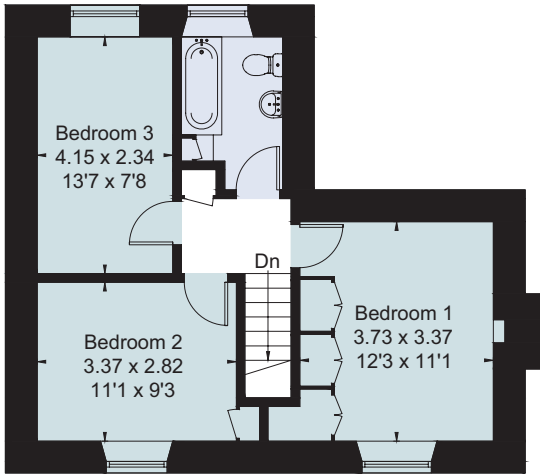
stow@savills.com



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

[] = Reduced head height below 1.5m

For identification only. Not to scale. © 200713DH

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