



A stunning detached village house

The Orchard House, Little Rissington, Gloucestershire GL54 2ND

Freehold



Entrance hall • drawing room • sitting room/study
• kitchen/breakfast room • cloakroom • two first floor
bedrooms (one en suite) • family bathroom • two second
floor bedrooms • Gardens • two garages • store room and
parking.

Distances

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).

Situation and Communications

Little Rissington is a pretty
elevated village with traditional
Cotswold properties within the
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' in the last four
consecutive Ofsted inspections
across all categories.

Leisure and sporting pursuits
include 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 Orchard House

The Orchard House is an impressive Grade II listed detached house which has undergone substantial renovations by the current owners, providing beautifully presented, versatile accommodation.

The impressive front door leads into a spacious entrance hall, off which lies the drawing room with central fireplace and wood burning stove. To the other side of the hallway is another double aspect room, currently used as a second sitting room and study but which could have a number of uses. This too has a central open fireplace. No doubt the heart of the home is the kitchen/dining room/snug with original flagstone floor exposed beams and original stone walls. The kitchen is fitted with an impressive range of units incorporating integrated appliances including dishwasher, double oven, fridge freezer, wine fridge and a four oven AGA with a central island. From the kitchen a door leads through to the rear hall with cloakroom off and then outside to a further garden and dining terrace.

The first floor accommodation continues to feel light and spacious with two double bedrooms, one with en-suite shower room and a family bathroom with central raised free standing bath.

A useful laundry room is also situated on the first floor. To the second floor are two further double bedrooms. All of the bedroom windows provide wonderful far-reaching views.

The Orchard House is approached through double gates along a sweeping driveway to the side of the property. Here can be found a useful range of outbuildings currently providing two garages and a store. This could easily be converted to provide a home office or additional accommodation if needed. There is also a shepherds hut (available by separate negotiation).

The gardens are surrounded by beech hedges and Cotswold stone walls offering a high degree of privacy with various seating areas to sit and enjoy the gardens at various times of the day. A gate within the main Cotswold stone front wall also provides additional access to the front door from a gravelled pathway.





General Information

Local Authority

Cotswold District Council.
Telephone 01285 623000.

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.

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 2ND

From Stow-on-the-Wold, head south on the A429 and at the bottom of Stow hill, take the left hand fork signposted to Burford. After approximately one mile turn right towards Upper Rissington and upon reaching the T-junction turn right towards Little Rissington. Proceed down the hill and into the village and The Orchard House will be found on the right hand side opposite the village hall.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: October 2020. Photographs taken: August 2020.





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Approximate Floor Area 220.0 sq m / 2368 sq ft

Outbuildings 47.0 sq m / 506 sq ft

Total 267.0 sq m / 2874 sq ft



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