



A recently completed detached village house.

Enfield House, Little Rissington, Gloucestershire GL54 2ND

Freehold



Entrance hall • snug • sitting/dining room • kitchen/ breakfast room • utility • cloakroom • three bedroom suites • two further bedrooms • dressing room • family bathroom • gardens • garage/gym • 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 Cotswolds' year is packed with events, ranging from world famous international festivals like Cheltenham Literature Festival or Cheltenham Gold Cup Week to major musical events like the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as arts and literature festivals and theatrical productions.





Enfield House

Built by the current owners, Enfield House draws its influence from the surrounding properties and has been carefully designed to sit comfortably within the landscape. The front elevation is very traditional with a central porch and symmetrical windows. At the rear the projecting wing has been specifically designed and partly clad in timber to look as if it is a later extension to the principal house.

The owners have incorporated Rako lighting smart technology into the property which uses an interconnected series of lights and intuitive controls that regulate everything from the intensity of each individual light to its' colour and which light is turned on at the right time to enhance ambience and increase security. The property has Sonos multi-room with audio ceiling speakers throughout the ground floor and in the three bedroom suites. There is Broadband with wireless access points around the house. The property has Cat 6 wiring throughout to ensure the fast transfer of data.

A substantial timber porch frames the front door which opens into a generous entrance hall with staircase leading to the first floor. The heart of the home is the generously sized stylish kitchen/breakfast room which opens to the sitting/dining room. The kitchen/breakfast room has a vaulted ceiling and is beautifully fitted with a range of cabinets and a substantial island unit. The sitting/dining room has plenty

of space for a table and chairs and seating to accommodate the many needs of family life. Floor-to-ceiling and wall-to-wall glazing with remote controlled blinds allows the light to flood in and affords wonderful views across the garden and beyond. Just off the kitchen/breakfast room is a useful utility and cloakroom. A door leads into the double garage which is currently set up as a gym. At the other end of the house is a very comfortable snug with fireplace housing a wood burning stove and is the perfect place to relax on colder days.

The bedroom accommodation is set out over the first and second floors. The staircase from the entrance hall leads to the principal bedroom suite and two bedrooms and family bathroom. On the second floor is another bedroom suite with dressing room. A spiral staircase from the kitchen/breakfast room leads to a third bedroom suite.

To the front of the house is ample parking for several cars. The gardens are simply laid out and present a wonderful opportunity for the next owners to create the garden of their dreams with views across the adjoining countryside.





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.

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 through the bends. As the road bears sharply left, turn right into Church Rise. Continue for a short distance where the property will be found on the right.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by prior accompanied appointment with Savills.

Particulars prepared and
photographs taken: March 2021





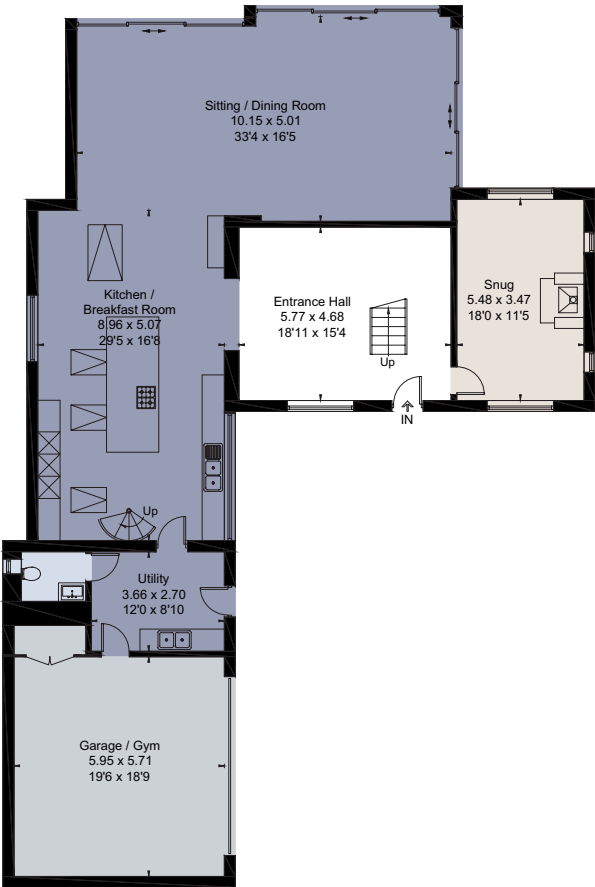
Enfield House, Little Rissington, Gloucestershire GL54 2ND
Approximate Area 331.9 sq m / 3572 sq ft
Garage / Gym 35.6 sq m / 383 sq ft
Total 367.5 sq m / 3955 sq ft
Including Limited Use Area (27.2 sq m / 293 sq ft)



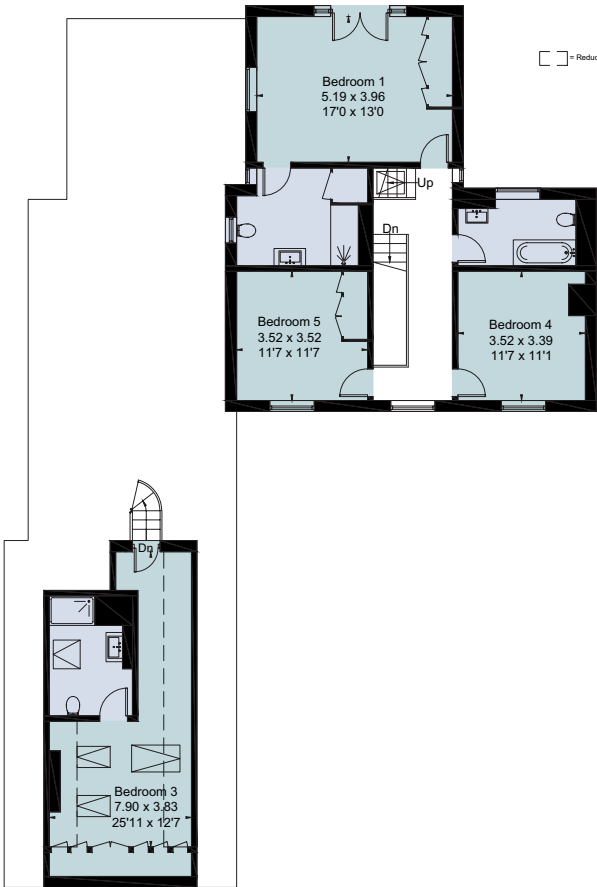
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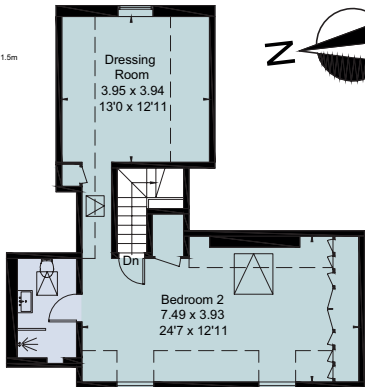
David Henderson
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Ground Floor



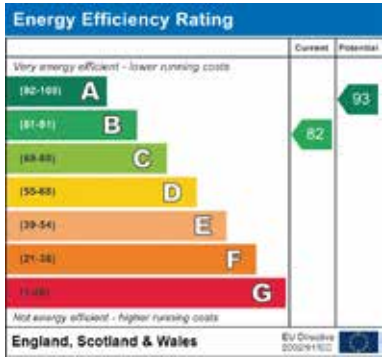
First Floor



Second Floor



For identification only. Not to scale. © 210317DH



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