



An excellent detached house in a popular village.

Hunters Mead, Little Rissington, Cheltenham, Gloucestershire, GL54 2ND

Freehold



Entrance hall • sitting room • dining room
 • study • kitchen/dining room • utility • cloakroom
 • principal bedroom suite • three further bedrooms
 • family bathroom • double garage • gardens • parking
 • greenhouse • summer house • timber outbuilding.

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 in a
 Conservation Area within the
 Cotswolds 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' by Ofsted across
 all categories.

Leisure and sporting pursuits
 include golf courses at
 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.

Hunters Mead

Built in 1974, Hunters Mead is
 constructed of Cotswold stone
 with stone mullion windows
 and sits well with neighbouring
 period properties. The current
 owners have updated the
 property during their tenure
 and added the wonderful
 kitchen/dining room in 2016.
 The flexible and well-presented





accommodation is laid out over two floors.

A welcoming entrance hall provides access to the sitting room with free standing Clearview wood burning stove. Steps lead up to a room which can be used either as a dining room or snug/study. A large contemporary window between the sitting room and the kitchen/dining room is an attractive feature and ensures light into the sitting room. The kitchen/dining room is fitted with an excellent range of bespoke handmade kitchen cabinets by Parlour Farm and include a five-oven Aga, a Quooker boiling water tap and a substantial island unit with a breakfast bar. There is plenty of space for a table and chairs and sofa and chairs as desired. A large window allows views across the garden. There is a useful utility with access to the garden, a cloakroom and a study. The floors are engineered oak throughout the ground floor with the exception of the kitchen/dining room which has a limestone tiled floor.

The bedroom accommodation is set out over the first floor and comprises a dual aspect principal bedroom with en suite bathroom. There are three further bedrooms and a family bathroom.

The property is approached from the village lane through stone gate piers and onto a gravelled parking area which lies adjacent to the double garage. The principal garden lies to the rear of the property and is mainly laid to lawn with flower beds and specimen trees. A paved terrace runs

along the rear elevation and is the perfect place to sit and enjoy the rural views. Within the garden is a summer house, greenhouse and good sized timber outbuilding.

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. Underfloor heating to kitchen. Unvented water tank system. Water softener installed in 2019. Electric charging point installed November 2021.

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.

Directions GL54 2ND: From Bourton-on-the-Water's High Street continue onto the Rissington Road. Follow the road into Little Rissington where Hunters Mead will be found on the left hand side, just before the road bends to the right. The property can be identified by Savills for sale board.

Viewing: Strictly by prior accompanied appointment with Savills.

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Approximate Area 190.5 sq m / 2050 sq ft

Garage 26.1 sq m / 281 sq ft

Total 216.6 sq m / 2331 sq ft

Including Limited Use Area (1.4 sq m / 15 sq ft)



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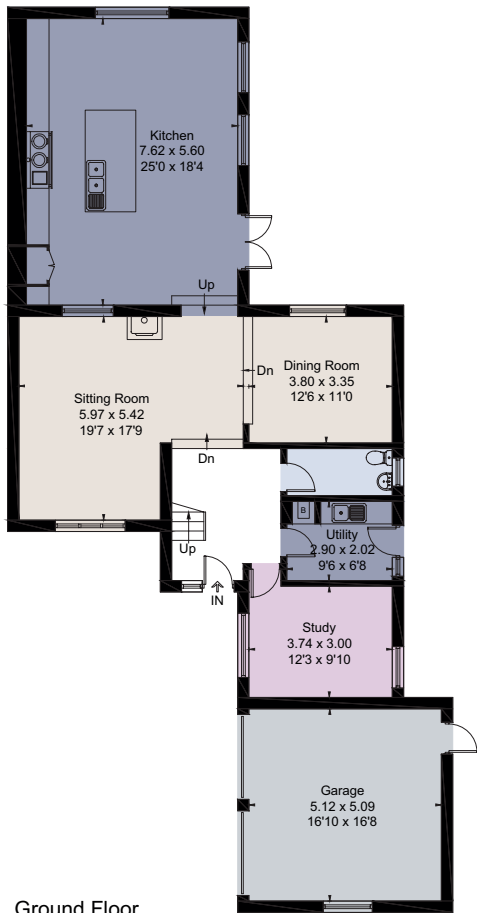
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David Henderson

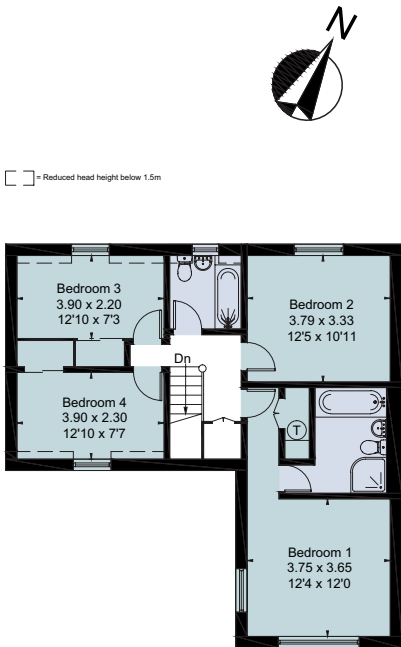
Savills Stow-on-the-Wold

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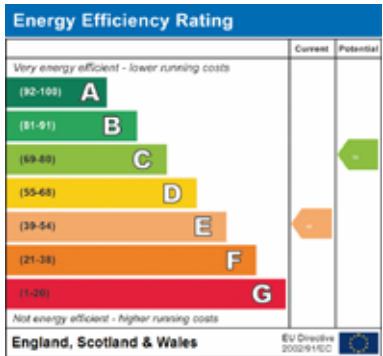


Ground Floor



First Floor

□ = Reduced head height below 1.5m



For identification only. Not to scale. © 211124DH

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