



A substantial barn conversion in a wonderful village

Cheviot, Wyck Rissington, Cheltenham, Gloucestershire, GL54 2PN

Guide £1,450,000 Freehold



Entrance hall • drawing room • dining room • study
 • kitchen/breakfast room • utility • cloakroom • principal
 bedroom with en suite bathroom • guest bedroom with
 en suite shower room • sitting room • bedroom three
 • family bathroom • gardens • double garage
 • parking

Bourton-on-the-Water 1½ miles
 • Stow-on-the-Wold 4 miles
 • Kingham/Moreton-in-Marsh
 8 miles (London Paddington
 from 80 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 between Bourton-on-the-Water and Stow-on-the-Wold. 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 (one-and-a-half miles) and Stow-on-the-Wold (four miles) provide every day amenities such as banks, libraries and shops. The larger centres of Cheltenham (13 miles) and Stratford-upon-Avon (25 miles) provide extensive cultural, shopping and leisure facilities, as well as an excellent selection of schools, both state and private. The Cotswold School, which achieved academy status in 2010, is situated in Bourton-on-the-Water and its' excellent academic reputation attracts students from across the Cotswolds.

There is fast access to Oxford and London via the A44/M40 or the mainline stations at Kingham and

Moreton-in-Marsh serving Oxford, London/Paddington and the Midlands.

There are excellent sporting and recreational facilities within the general area. Golf at Lyneham, Broadway and Burford. National Hunt Racing at Cheltenham, Stratford and Warwick. Polo at Cirencester Park and Kirtlington. There is an abundance of bridleways and footpaths for the horse riding and walking enthusiast.

The Cotswolds' year is packed with events ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as a jam-packed events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.

Cheviot

Cheviot is one of four barn conversions completed in 1989. Built out of traditional Cotswold stone the property offers spacious and well laid-out accommodation arranged over two floors, with a kitchen/breakfast room with AGA, drawing room with fireplace, dining room, study, utility room and shower room. Upstairs is a principal bedroom suite with dressing area and en suite bathroom, a further two





double bedrooms (one en suite), sitting room and family bathroom.

Cheviot is surrounded by a well-established walled garden. There is an attached double garage and parking.

General Information

Local Authority

Cotswold District Council
tel: 01285 623000. Band G.

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 2PN

From Stow on the Wold, take the A429 Fosse Way south and take the first left hand turn signed to Wyck Rissington. Proceed into the village until you reach the village hall. Take the left turn after the village hall and the property will be found in the fork of the lane.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request. EPC rating = D

Viewing

Strictly by appointment with Savills.

Date of Information

Particulars prepared: October 2022.
Photographs taken: October 2022.

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Approximate Area 284.4 sq m / 3061 sq ft

Garage 27.9 sq m / 300 sq ft

Total 312.3 sq m / 3361 sq ft

David Henderson

Savills Stow-on-the-Wold

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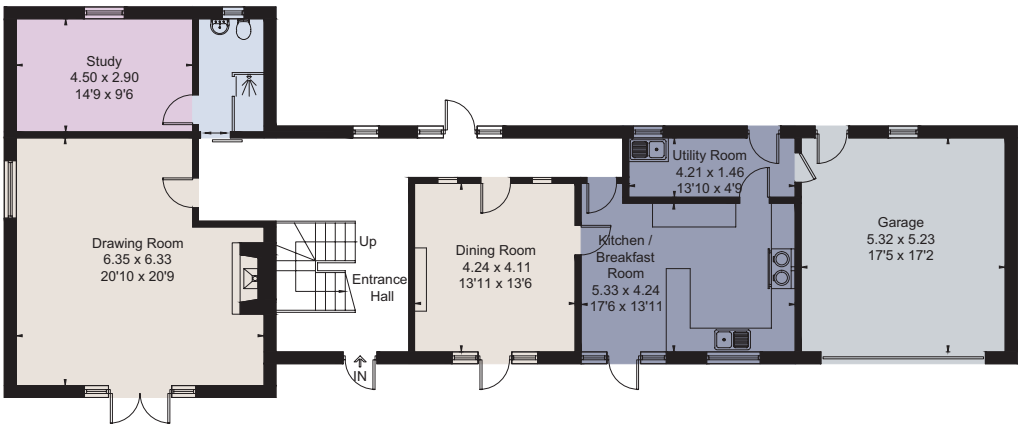


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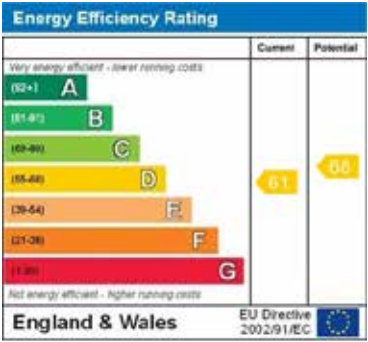
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First Floor



Ground Floor



For identification only. Not to scale. © 221020DH

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