



Westland Close, Upper Rissington, GL54 2RF

Guide Price £500,000



This immaculately presented family home benefits from a prime position on the development. Upon entering the property, to the left hand side is the Kitchen/Dining Room/Family Room. There are double French Doors out to the southerly facing rear garden. The living room can be entered via the family room and hallway creating a open plan feel to the downstairs. There is also a downstairs cloakroom.

Upstairs, the principal bedroom has an en-suite shower room, three further bedrooms and a family bathroom.

Outside, the garden is beautifully landscaped with plant borders and a pathway leading out to the single garage.

EPC Rating: B

Council Tax Band: E

Tenure: Freehold

Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys and offers easy access to the A424 Stow on the Wold/Burford road as well as Bourton on the Water. Upper Rissington has a fantastic new shop, pharmacy, gym and cafe as well as a brand new village hall. There is also the OUTSTANDING Rissington Primary School. Further facilities and schools can be found in both Bourton on the Water, Stow on the Wold and Burford. A bus service links the village to the local schools at Bourton on the Water, as well as wider destinations.



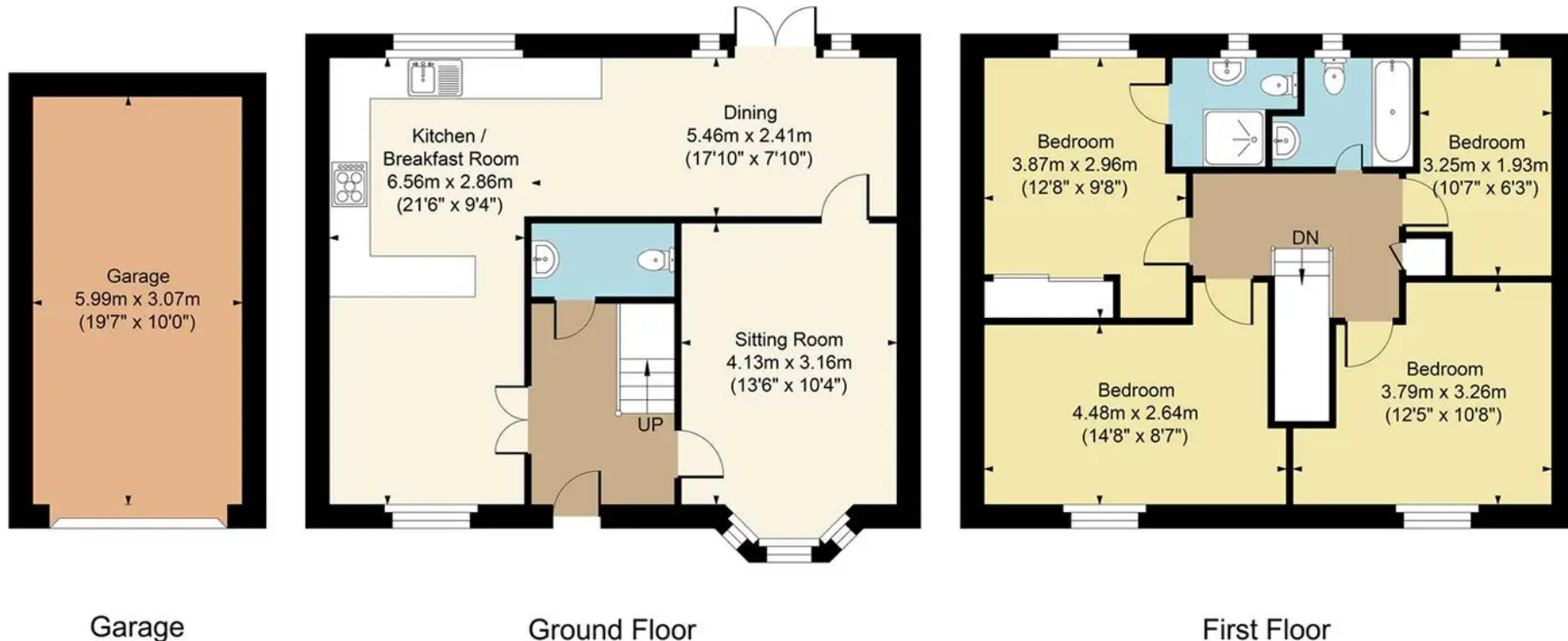


2 Westland Close, Upper Rissington, GL54 2RF

Main House Approx. Gross Internal Area:- 109.85 sq.m. 1182 sq.ft.

Garage Approx. Gross Area:- 18.39 sq.m. 198 sq.ft.

Total Approx. Gross Area:- 128.24 sq.m. 1380 sq.ft.



Garage

Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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