

HARRISON  
Sales &  
Lettings  
HARDEN



**19 Proctor Way, Upper Rissington**

In Excess of **£725,000**





A well presented five bedroom detached property in the sought after village of Upper Rissington.

Situated on the outskirts of the development, the house is located overlooking the fields offering a fantastic view. The house offers well planned family accommodation throughout including living room with field views, study/snug, open-plan bespoke handmade kitchen/dining room with limestone flooring and bifold doors to the garden, utility and storage room and downstairs toilet. On the first floor there are five good sized bedrooms surrounding a gallery style landing, two en-suite shower rooms, and there is a family bathroom centrally situated for the other bedrooms. The loft is accessible via the landing, and is part boarded with a built-in ladder and pending planning permissions could be converted to offer more accommodation. Outside there is a generous north west facing garden laid predominantly to lawn and via the back gate there is a detached double garage and off-street parking for up to four cars.











EPC Rating: B

Council Tax Band: F

Tenure: We understand the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

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. Upper Rissington also benefits from easy access to Kingham Train Station for direct connections to Oxford, Worcester, London and beyond



**19 Proctor Way, Upper Rissington, GL54 2RA**

Main House Approx. Gross Internal Area:- 156.32 sq.m. 1683 sq.ft.

Garage Approx. Gross Area:- 32.12 sq.m. 346 sq.ft.

Total Approx. Gross Area:- 188.44 sq.m. 2028 sq.ft.



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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