



HARRISON  
Sales &  
Lettings  
HARDENSON

Sopwith Road, Upper Rissington, GL54 2NS

Cheltenham

Guide Price £390,000



A well proportioned and nicely extended semi-detached home with excellent family space and versatility.

A nicely extended semi-detached home now offering four bedrooms, and separate two reception rooms on either side of a central hallway. As such the property has excellent family space and versatility. The house sits in the centre of a good plot, with large front and rear gardens and provides good access to the amenities in Upper Rissington and Bourton-on-the-Water. Entrance hall, sitting room, family room, kitchen, utility room, master bedroom with en-suite shower room, two further bedrooms, bathroom, bedroom 4/office, and front and rear gardens. Off street parking is available, and the current Vendors have installed an EV-charging point.

EPC Rating: D

Council Tax Band: C

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.

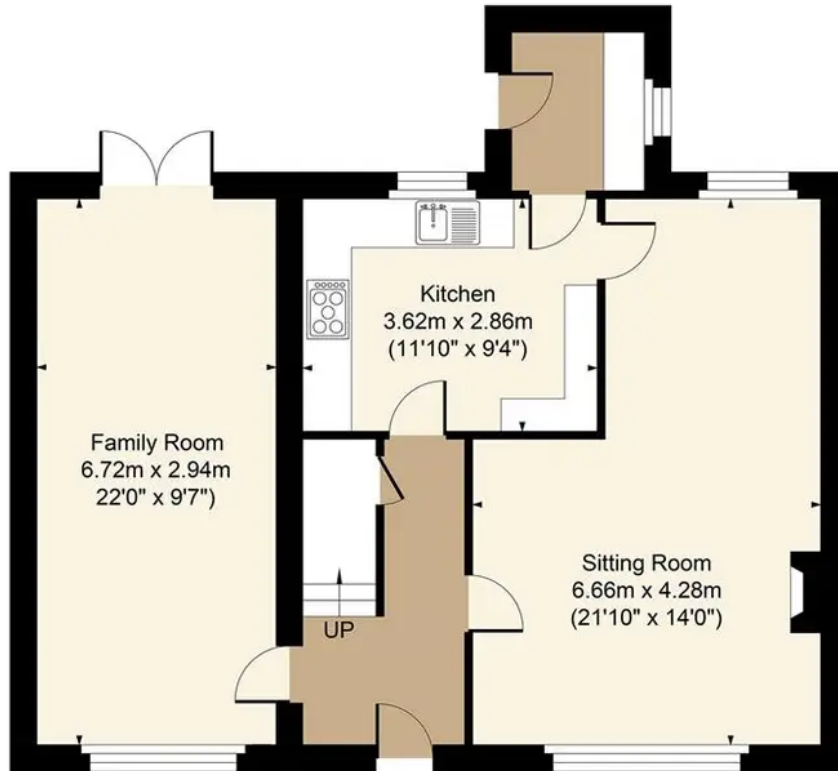




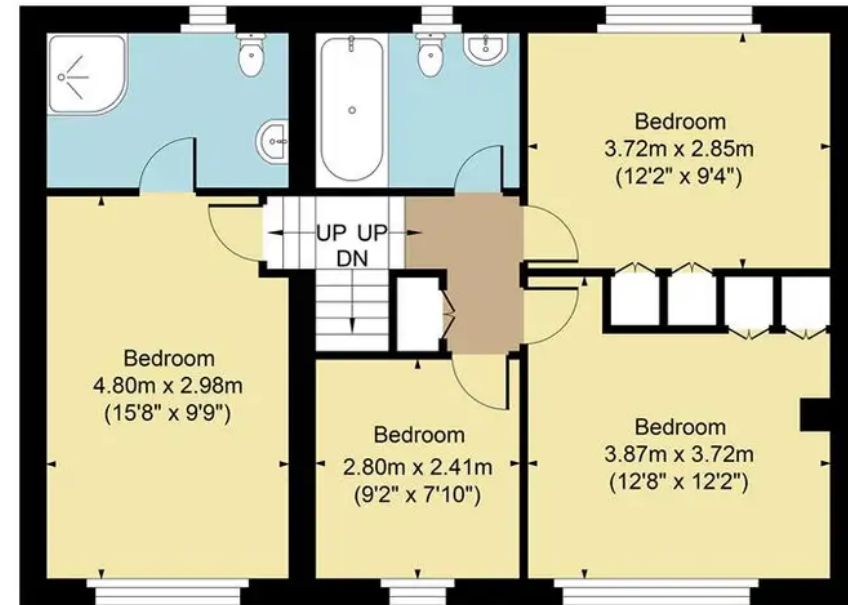
19 Sopwith Road Upper Rissington GL54 2NS

Main House Approx. Gross Internal Area:- 132.9 sq.m. 1431 sq.ft.

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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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