



HARRISON
Sales &
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HARDENSON

Smith Barry Circus, Upper Rissington, GL54 2NQ

Offers Over £1,000,000



This property at Smith Barry Circus is a substantial family home tucked away in the popular village of Upper Rissington.

Upon entering the property, there is a spacious hallway with the downstairs cloakroom leading off. To the right hand side is a separate dining room, a sitting room with log burning stove and French doors door off to a games room. This room could double up as an additional family room or playroom. To your left hand side is the modern and well equipped kitchen can be found opening up into a dining room with double doors to the rear terrace which has great potential for a further extension. Leading off the kitchen/family room, there is wonderful garden room with exposed beams and vaulted ceilings with two sets of double doors out to the rear terrace. A small set of stairs leads up to the large utility room with a door out to the side pathway.

Additionally, there is a room currently used as a home office. This space is ideal for those who wish to use this as a fifth bedroom with an en suite shower room. Alternatively, this entire space could also easily be converted to provide separate annexe accommodation. Heading upstairs, there is a principal bedroom with an en suite bathroom with bath, separate shower and double sinks, a further guest suite with an en suite shower room and two further double bedrooms with a family bathroom.

Outside, set back in the corner of the cul-de-sac, there is plenty of parking for a number of cars. The gardens mainly face south and are beautifully landscaped with a number of areas to sit out and enjoy the far-reaching views. The garden is stocked with mature trees and a wide variety of shrubs and plants.

EPC Rating: E

Council Tax Band: F

Tenure: Freehold

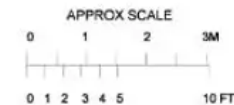






This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

5 Smith Barry Circus
Upper Rissington



APPROXIMATE GROSS INTERNAL FLOOR AREA:
250 sq m (2,692 sq ft)

Harrison Hardie

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