



HARRISON  
Sales &  
Lettings  
HARDEN

Smith Barry Crescent, Upper Rissington, GL54 2NG

Guide Price £995,000



This 5-bedroom property is nestled in Smith Barry Crescent, Upper Rissington. This home offers an idyllic blend of Cotswold living with modern amenities, making it the perfect property for comfortable and functional family living.

As you step into the entrance hallway, there is oak flooring throughout this space, which leads to a double aspect living room with an open fire, providing a cozy ambiance for relaxation and gatherings. One side of the living room boasts French doors that open to a large garden, allowing natural light to flood the room and offering seamless indoor-outdoor connectivity. The spacious, kitchen diner is finished with gloss white cabinetry and equipped with a free-standing cooker, dishwasher and an American fridge-freezer which is included with the property. Conveniently adjoining the kitchen are doors leading to a utility room/boot room and a conservatory.

The property features five generously sized bedrooms, two of which boast en-suite bathrooms and dressing rooms, with the primary en-suite bathroom is further enhanced with underfloor heating and a Bathroom TV. The other three bedrooms are equally spacious, ensuring ample room for family members and guests, along with a well-appointed family bathroom. This thoughtful layout allows for ease and comfort in daily living.

The property's layout is has been carefully designed for ease and comfort in daily living, as well as al fresco entertaining, with multiple doors leading to the private outdoor spaces. For added convenience, an attached double garage awaits, offering ample parking and storage space.

EPC Rating: D

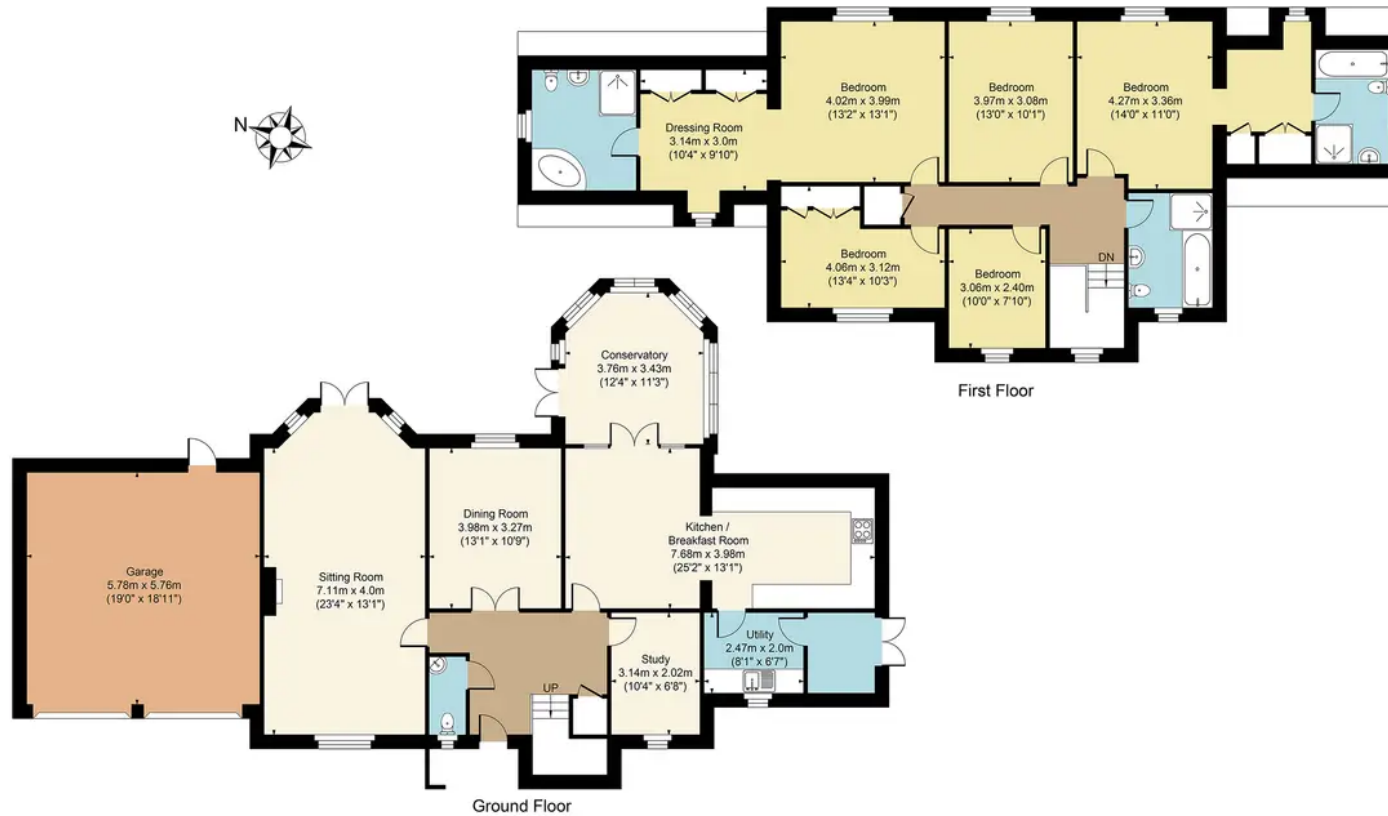
Council Tax Band: G

Tenure: Freehold





**18 Smith Barry Crescent, Upper Rissington, GL54 2NG**  
 Main House Approx. Gross Internal Area:- 227.54 sq.m. 2449 sq.ft.  
 Garage Approx. Gross Area:- 33.29 sq.m. 358 sq.ft.  
 Total Approx. Gross Area:- 260.83 sq.m. 2807 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 [Symbol] Denotes restricted head height  
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