



HARRISON
Sales &
Lettings
HARDIEN

Mitchell Way, Upper Rissington

Cheltenham



Offering an excellent master suite, plus three equally proportioned bedrooms, this detached house provides a generous and comfortable living arrangement. On the ground floor there is good family living flexibility with open plan kitchen, dining, and living area. There is a separate front to back living room, and a dedicated study allows for a quiet work environment. The low maintenance garden offers a tranquil and sunny outdoor area to relax in, with designated patio areas. Significant to this property is the benefit of a double garage, naturally providing significant storage and parking, be it internally or externally in the driveway. Importantly, the property is in close proximity to local amenities, and for families, it is situated within the catchment area for the highly regarded Rissington Primary School and The Cotswold Secondary School.

EPC Rating: B

Council Tax Band: F

Tenure: We believe 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.





Main House Approx. Gross Internal Area:- 139.38 sq.m. 1500 sq.ft.
Garage Approx. Gross Area:- 33.76 sq.m. 363 sq.ft.
Total Approx. Gross Area:- 173.14 sq.m. 1863 sq.ft.



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The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
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