

HARRISON
Sales &
Lettings
HARDENSON



Rivington Glebe, Little Compton

In Excess of £550,000



DESCRIPTION

4 Rivington Glebe is part of a former Victorian Rectory dating back to the mid 1800's. This unique property is constructed of mellow Cotswold stone and has been thoughtfully modernised and much improved to provide an elegant first or second home. The interiors are in keeping with the local area, with a neutral colour palette, the presentation is first class and ready to move into, with no onward chain. The rooms have high ceilings and in some rooms classic cornicing, beautiful new sash windows and attention has been given to providing plenty of additional storage in the loft space. The bespoke kitchen is very well equipped and overlooks the lawn and railings of the newly landscaped garden.

ACCOMMODATION

A stone porch leads to the entrance hall which has Cotswold limestone tiled flooring. The cloakroom has space and plumbing for a stacked washing machine/tumble dryer. The fitted Cotteswood kitchen has a stone floor with white and sage units together with a Caesar stone worktop, sink and an integrated dishwasher, Neff oven with induction hob, Expel air extractor and large Fisher & Paykel fridge freezer. The dining area has wooden flooring and a built-in painted dresser fitted with Caesar stone worktops. The window overlooks the garden. The sitting room has an eye-catching limestone fireplace with a wood burning stove and wooden floor. The staircase leads up to the landing. The main bedroom has a built-in wardrobe and large airing cupboard. Bedroom 2 has a window overlooking the garden. Shower room with a large walk-in shower, WC, hand basin, heated towel rail and wooden flooring.







A shared gravelled drive bordered by mature trees leads down from the village lane to the other properties within Rivington Glebe. The parking space is marked as no 4 on the right hand side with additional space to unload by the front door and a paved area by the lawn.

Outside there is a low maintenance courtyard style garden which wraps around the side and front of the property. The main garden is situated over the driveway through a beautiful iron gate set in traditional fencing, which can be seen from the kitchen, sitting room and bedrooms. There is a private seating area behind yew tree hedging and woven willow fencing which is ideal for outdoor entertaining. Behind the garages is a useful private paved terrace with a large wooden shed. The gardens are partly surrounded by a high Cotswold Stone wall.

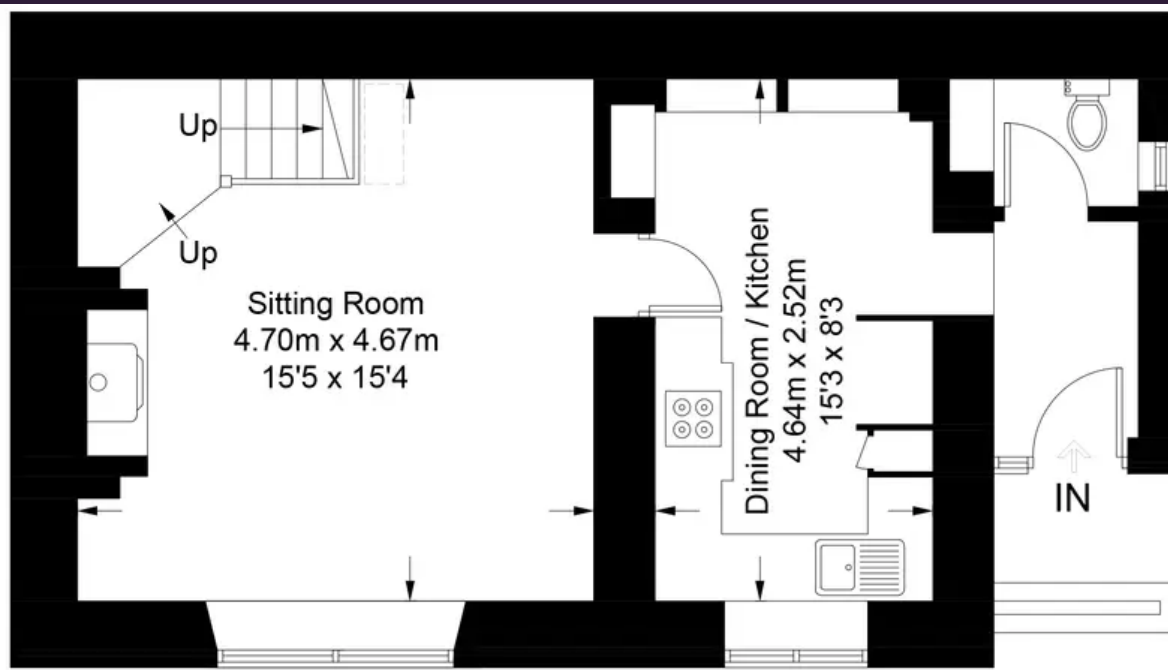
SERVICES: Mains water, electricity and drainage. Heating and hot water are provided by an electric system. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.)

FIXTURES AND FITTINGS: Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are expressly excluded.

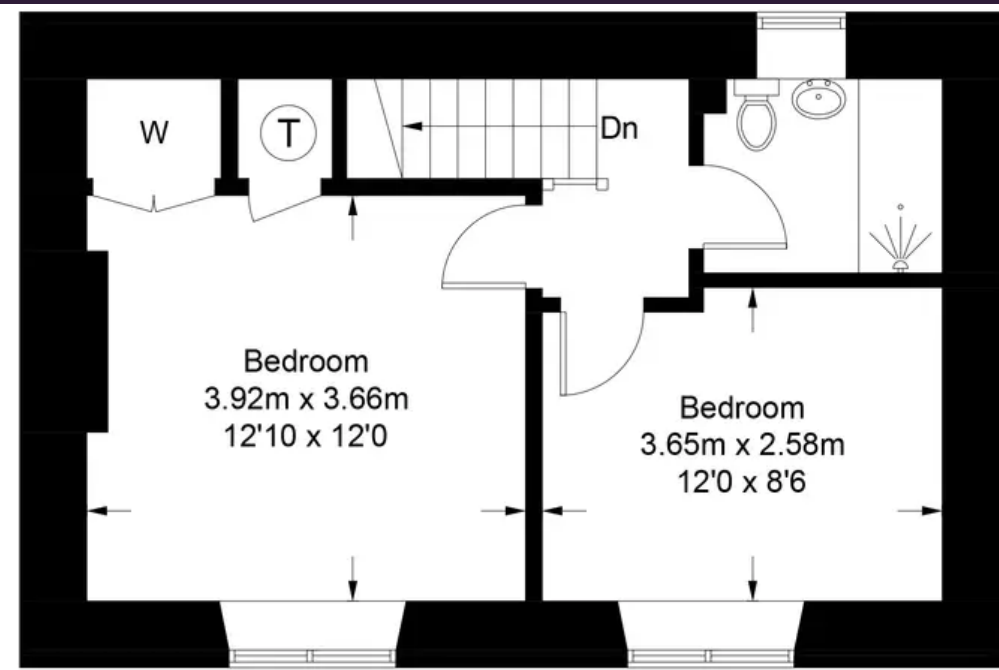
Wayleaves, Easements & Rights of Way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not

LOCAL AUTHORITY: Stratford District Council, Tel 01789 267575.

Directions – (GL56 0TD) From Stow on the Wold, take the A436 towards Chipping Norton. At the T-junction (Greedy Goose pub in front) turn left on to the A44 sign posted Evesham & Moreton in Marsh. After approximately 1 mile take the right hand turn to Little Compton (Malthouse Lane). At the T-junction, turn right and the drive to Rivington Glebe is on the left hand side after approximately 100m. 4 Rivington Glebe is on the left handside with parking on the right.



Ground Floor
42.5 sq m / 457 sq ft



First Floor
36.2 sq m / 390 sq ft

Approximate Gross Internal Area = 78.7 sq m / 847 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID995212)

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