

GREENFIELDS FARM

WYCK RISSINGTON • GLOUCESTERSHIRE







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*A 5 bedroom Cotswold stone house
sitting in a private edge of village setting with woodland and a paddock*

Accommodation & Amenities

Entrance Hall • Kitchen/Breakfast room • Dining room • Sitting room
Drawing room • Pantry
Swimming pool room • Utility room • Shower room • Boiler room • Cellar

5 Bedrooms • 4 Bathrooms • Office/Bedroom 6 • Office

Double Garage

Attractive landscaped gardens • Woodland • Paddock

In all about 6481sqft (602sqm)

In all about 5.62 acres (2.27 hectares)

Bourton-on-the-Water 2 miles • Stow-on-the-Wold 3.5 miles
Kingham station 6.5 miles (London Paddington from 82 minutes)
Cheltenham 17 miles • Oxford 28 miles
(Distances and times are approximate)



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.



Gloucestershire

Wyck Rissington is one of the prettiest villages in the Windrush valley, a designated Area of Outstanding Natural Beauty. The village is peaceful with a number of attractive Cotswold stone homes overlooking the village green. The village also benefits from a village hall and St Laurence's Church.



Bourton-on-the-Water and Stow-on-the-Wold provide day to day amenities including supermarkets. Nearby is Daylesford Organic Farm Shop and more comprehensive facilities can be found in Cheltenham, Cirencester and Oxford.



Kingham provides a mainline station that runs into Oxford and London Paddington.



Schooling in the area is outstanding including Kitebrook, Tudor Hall, Cheltenham Boys and Ladies', the Cotswold School, and many other popular Cheltenham and Oxford schools.



Sporting facilities in the area include racing at Cheltenham and golf courses at Naunton Downs, Broadway and Burford. Plenty of walking is available locally including the Cotswold Way.





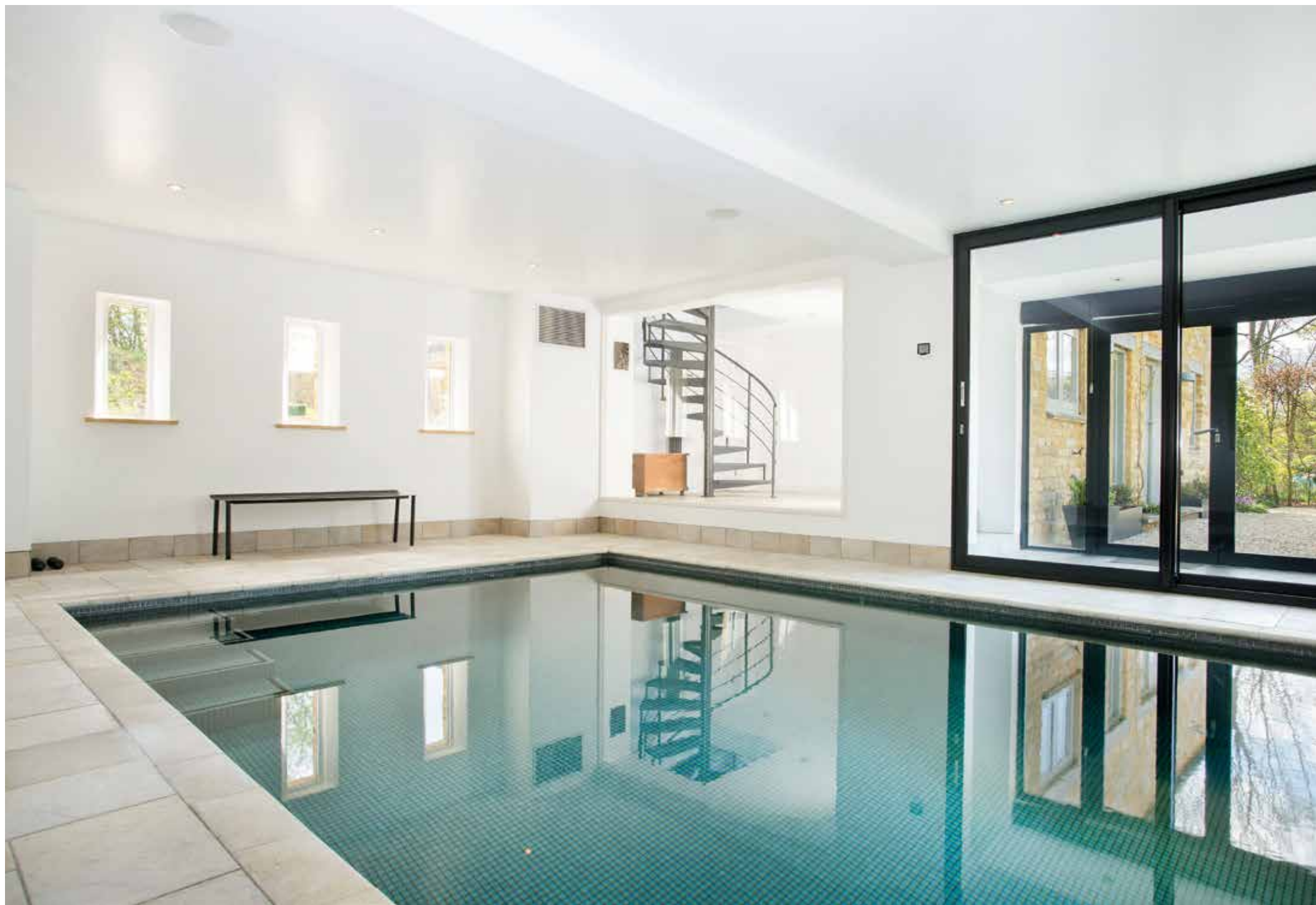
Description of property

- Greenfields Farm is a Grade II Listed Cotswold stone house dating back to the late 17th Century with later additions. The original parts of the house include bedded lime stone with dressed stone quoins and a stone slate roof.
- A unique blend of traditional and contemporary the property sits in a secluded location on the edge of the village green offering exceptional southerly and westerly views towards Cold Aston Long Barrow.
- There is an abundance of features throughout the property including stone mullion windows, exposed stonework, inglenook fireplace, all complemented by modern technology including Rako lighting control, Cat 5 and music wiring.
- The older part of the house incorporates reception rooms and bedrooms, and is linked by a glazed Entrance Hall to the double height Kitchen/Breakfast room, overlooking the beech hedge enclosed courtyard.
- There is an indoor swimming pool with River Flow current machine and on the second floor, there is a self-contained suite and two generous offices, ideal for further bedroom space, if required.

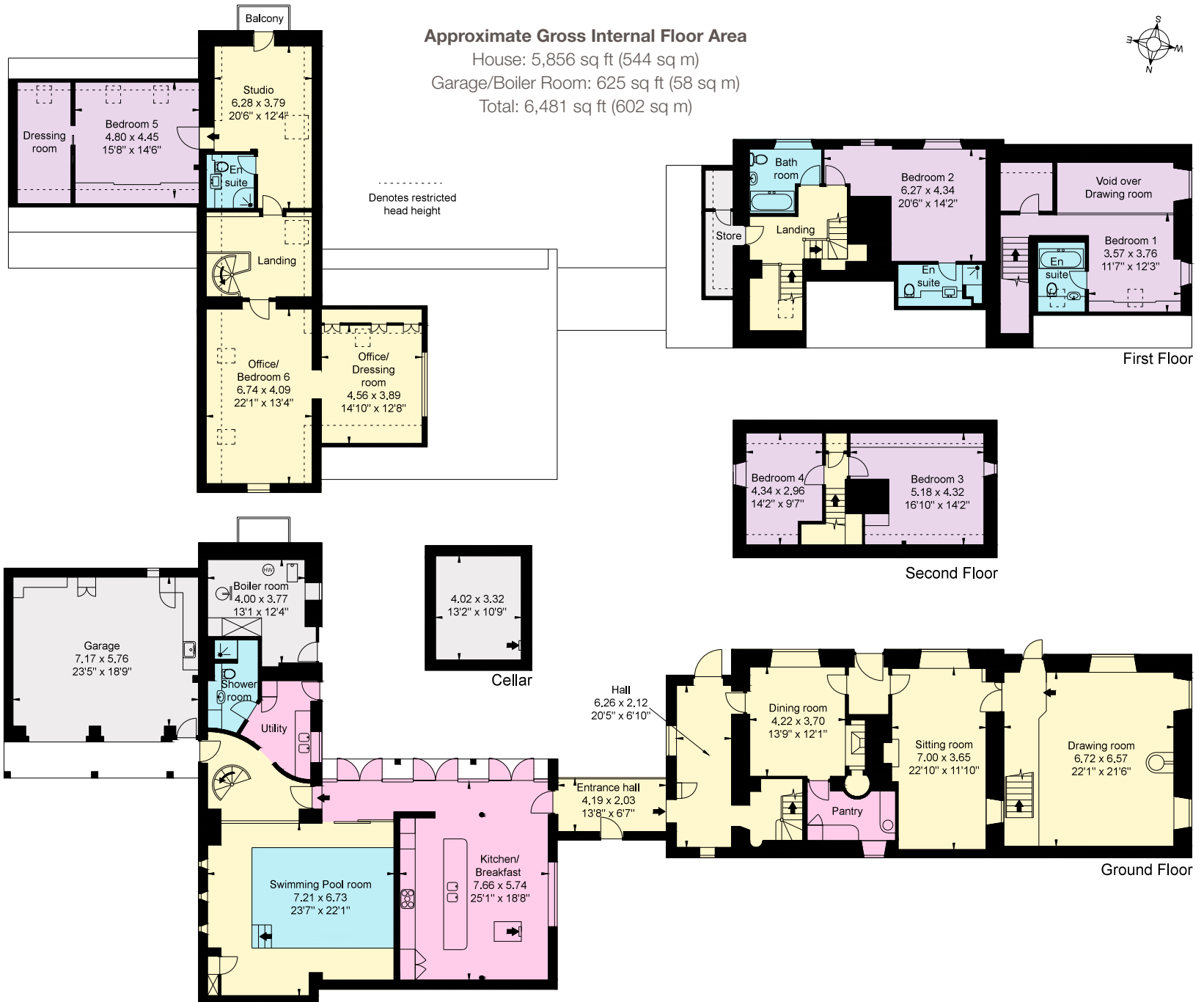








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation





Gardens and grounds

- Greenfields Farm is approached by a tree-lined drive to the double garage and separate gravelled parking area.
- The formal gardens have been cleverly designed to form separate areas including an orchard and vegetable garden, all with an attractive southerly and westerly outlook, plus garden shed and greenhouse.
- The woodland comprises a variety of trees including ash and oak, and a reed-bed. The formal gardens are separated from the paddock by a Ha Ha.



Services

The property benefits from mains water, electricity, drainage and oil fired central heating.

Fixtures and fittings

Items mentioned in these sales particulars are included in the sale. Others including garden sculptures and wood store are excluded but may be made available by separate negotiation.

Directions (GL54 2PN)

From Stow-on-the-Wold, take the A429 south towards Bourton-on-the-Water and after approximately 2.5 miles turn left signposted to Wyck Rissington. Proceed into the village and approximately 150 metres past village pond (on the left) turn right down the track across the Green towards a Dutch barn. The drive to Greenfields Farm is on the left indicated by the Knight Frank board.

From Burford, take the A424 north and take the second turning on the left signposted to Upper Rissington (approximately 7 miles). After 0.5 miles turn right to Wyck Rissington. Enter the village down a steep hill. Go past the church (on your right) and after approximately 100 metres turn left down a track across the Green towards a Dutch barn. The drive to Greenfields Farm is on the left indicated by the Knight Frank board.

Tenure:

Freehold

Local Authority:

Cotswold District Council 01285 623000

Tax Band: Band G

Viewing

By prior appointment only with the agents, Knight Frank, Stow-on-the-Wold.
Telephone 01451 600 610.

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