



GLEBE FARM COTTAGE

LITTLE RISSINGTON

GLOUCESTERSHIRE

Glebe Farm Cottage

Little Rissington, Gloucestershire

Mileages. (All mileages approximate) Bourton-on-the-Water 2 miles, Burford 8 miles, Stow on the Wold 5 miles, Cirencester 16 miles, Cheltenham 17 miles, Oxford 26 miles, Kingham Station 6 miles (London, Paddington 90mins)

A well-presented Grade II Listed Cotswold stone cottage with a walled garden, parking and a garage.

DESCRIPTION

A rare opportunity to acquire a 4 bedroom Cotswold stone cottage set in the heart of this popular village. Glebe Farm Cottage has some charming period features including a Cotswold stone fireplace with a wood burner, some Cotswold stone mullioned windows and exposed beams throughout. This cottage has been sympathetically improved by the current owners to provide a deceptively spacious home with a well-appointed kitchen, a sitting room with doors opening on to the terrace, a generous master bedroom suite and a guest suite. It is located in a good village with easy access to the shops, to The Cotswold School in Bourton-on-the-Water, Kingham station and Daylesford shop, café and spa.

Glebe Farm Cottage is Grade II Listed of Architectural and Historical interest and dates back to the late 17th/early 18th Century. It adjoins the village hall (formerly the village school) to one side and Glebe Cottage to the other. Glebe Farm Cottage was believed to have been a coach or carriage house with coachman's quarters.

- Hall
- Sitting room
- Dining room
- Cloakroom
- Kitchen
- Master bedroom with shower room
- Guest bedroom with bathroom
- 2 further bedrooms
- Shower room
- Lawned garden and stone terrace
- Parking
- Garage



SITUATION & AMENITIES

Little Rissington is a hillside village located in the Cotswold Area of Outstanding Natural Beauty and is within the Cotswold Conservation Area. It has views to the south-west over the Windrush Valley, and was formerly a working farm community of mainly Cotswold stone properties with a 12th Century Parish Church and Village Hall.

Everyday facilities including shopping, banking and doctor's surgeries are available a short drive away in Bourton-on-the-Water, Stow-on-the-Wold and Burford. More extensive shopping, leisure and cultural amenities can be found in Cheltenham, Cirencester and Oxford.

Local primary schools can be found in the surrounding villages and higher education in Burford and Bourton-on-the-Water, The Cotswold School is Outstanding by Ofsted. Other excellent educational facilities can be found in Cheltenham and Oxford. There are theatres in Cheltenham, Oxford, Chipping Norton and Stratford-upon-Avon.



Sporting facilities in the area are excellent. There is a Leisure Centre in Bourton on the Water; Racing at Cheltenham, Newbury and Stratford upon Avon; Polo at Cirencester Park. Golf courses in the area include Naunton Downs, Wychwood, Burford and Cirencester.

ACCOMMODATION

GROUND FLOOR

Stone steps with a rail to the front door. **Entrance Hall** Wooden front door. Staircase with cupboard below. **Sitting Room** An impressive Cotswold stone fireplace with a woodburner, beam above and wide display ledges to both sides. Wood panelling to mid-height. French doors open to the terrace garden. Exposed beams. **Dining Room** Exposed wall beams. Cloakroom with exposed beams. **Kitchen** Full ceiling height, Cotswold stone mullioned window, stone floor and exposed beams. Excellent range of cupboards and drawers, integrated double oven, hob with extractor fan, fridge freezer, dishwasher and washing machine. Extensive granite work tops and sink. Floor heater. Part glazed back door

FIRST FLOOR

Landing Exposed beams. Staircase to second floor. **Master Bedroom** Dual aspect Cotswold stone mullioned windows overlooking garden and to the village. Feature fireplace with grate. Adjoining **Shower Room** Tiled shower cubicle and walls, WC and hand basin with cupboards below. Heated towel rail. **Guest Bedroom** Exposed beams. Views over the garden. Adjoining **Bathroom** Bath with shower attachment, hand basin, WC and exposed beams.

SECOND FLOOR

Landing Exposed beams. **Bedroom 3** with exposed beams and 'A' frames, views over the surrounding area. Large walk-in cupboard. Boiler. **Bedroom 4** Views over to the hills, exposed beams. **Shower Room** Recently updated with a shower cubicle, WC, hand basin with cupboard below and heated towel rail. Painted beams.

OUTSIDE

The cottage is approached from the lane, however, on a day to day basis, access to the rear offers parking and a garage. A wrought iron gate set between stone pillars leads to the garden and back of the cottage.

A mature wisteria covers some of the south/west aspect of the cottage. The garden is mainly laid to lawn, partly enclosed by Cotswold stone walls. Space for a bench. There are seasonal flowers, rose and shrub beds. A mature lavender bed defines the lawn area, the paved terrace is perfect for out-door entertaining with French doors opening from the sitting room.

SERVICES

Mains water, gas, electricity and drainage. Telephone (subject to BT regulations) (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 including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. GL7 1PX. Tel: 01285 623000

COUNCIL TAX

Band F

POSTCODE

GL54 2ND

VIEWING

Butler Sherborn, Stow on the Wold Office T 01451 830731 or
The London Office T 0207 839 0888. E sophie@butlersherborn.co.uk

DIRECTIONS

From the A424 take the turn signed Bourton-on-the-Water and Little Rissington. Follow this road and the signs to Little Rissington. Once in the village pass the village hall on the left hand side, take the left turn. Turn left into the gravelled courtyard. Glebe Farm Cottage is on the left handside.

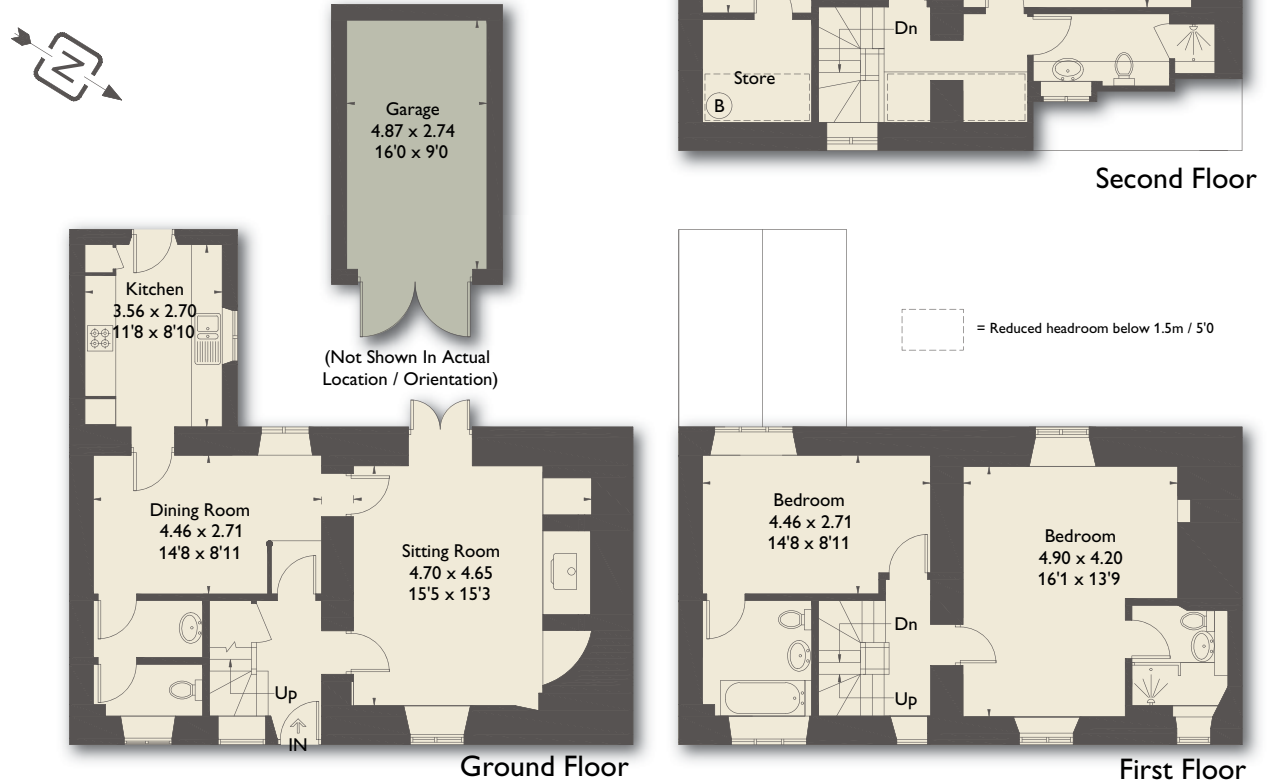
Glebe Farm Cottage, Little Rissington,

Cheltenham, GL54 2ND

Approximate Gross Internal Area = 157.5 sq m / 1695 sq ft

Garage = 13.3 sq m / 143 sq ft

Total = 170.8 sq m / 1838 sq ft

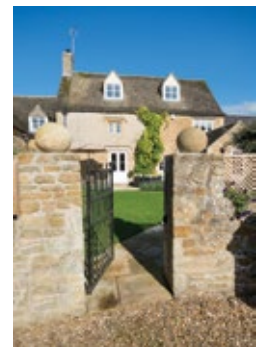


FLOORPLANZ © 2017 0203 9056099 Ref: 196677

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

DISCLAIMER

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken and particulars written: September 2017.



Butler Sherborn, Stow-on-the-Wold office:
Parklands House, Park Street, Stow-on-the-Wold,
Gloucestershire GL54 1AQ
T (01451) 830731 E stow@butlersherborn.co.uk
www.butlersherborn.co.uk