



3 Lutyens Court
Upper Rissington | Gloucestershire | GL54 2RG

FINE & COUNTRY

Lutyens Court, Upper Rissington

The Officers' Mess was once a glamorous hub of local high society. Hunt balls were held, ending at dawn after breakfast had been served. Even the Queen Mother came to play, gallantly hosted by the Wing Commander at the nearby ap Ellis House. The 1970s was its heyday, era of the Red Arrows, home to the dashing heroes of the Flying School. It was the place to be seen.

Eventually however, the air base was taken over by the Americans and finally abandoned in the glasnost of the 1990s, when the MOD sold off everything for private development but the airfield.

Standing at the heart of the village, this once proud building was left to slow decay. As the years passed it fell into a monolithic shadow of its former glory. RAF Little Rissington meanwhile became Upper Rissington and all the original houses were refurbished for sale. The new village situated in a golden triangle between Stow, Bourton and Burford, was 'the best kept secret in the North Cotswolds'.

Families flocked to take up residence. Being provided with an Outstanding primary school, a modern village hall and a little row of shops, a balancing number of new build homes arranged in quiet cul-de-sacs and tree-lined avenues were just as eagerly snapped up. Then, almost two decades after the Americans had left the building, attention was turned to the Officers' Mess. Standing high amongst the most prestigious of addresses in Upper Rissington, Lutyens Court - named after the Arts & Crafts architect who designed the original officers' houses on Smith Barry Crescent - was at long last magnificently and fully restored, gloriously remodelled into a grand row of elegant town homes.

Set back within a broad and newly landscaped courtyard, the whole building is blessed with large picture windows that drench every room in light, facing east and west to enjoy the best of the sunrise and sunset, overlooking wide greens and enjoying soaring views above neighbouring properties to the countryside beyond. The interiors are arranged on three floors, meticulously finished and decorated, flexibly designed to be amply accommodating whether for a family or a professional couple with lawned gardens to the rear and allocated parking spaces plus visitor parking to the front.

The reception hall opens into a large and generously furnished open-plan kitchen / family room with a glazed door opening onto a private rear garden. A separate study overlooking the front could as easily serve as a TV snug. As such informal day-to-day life can be entirely enjoyed on this ground floor level but sweeping stairs rise up for formal social occasions to the sitting room. The first of the impressive bedrooms is found, which also could serve as a separate dining room and served by the first floor family bathroom. Two more gorgeous double en-suite bedrooms are to be found above on the second floor, enjoying the very best of the panoramic views.

As a highly desirable property that is certain to command much interest, offered for sale by Fine & Country North Cotswolds, for further information and to book a time to view strictly by prior appointment, contact James von Speyr at the Bourton on the Water offices on 01451 822977.











Upper Rissington

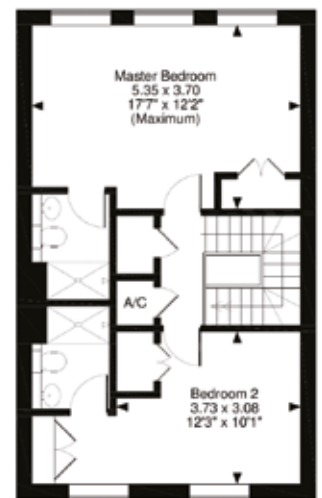
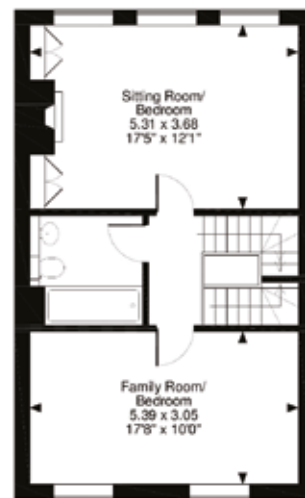
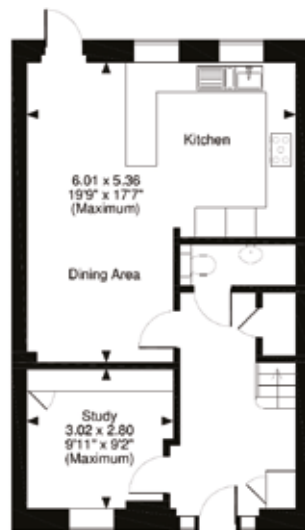
Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys and offers easy access to the A424 Stow on the Wold/Burford road as well as Bourton on the Water. Upper Rissington has a fantastic new shop, pharmacy, gym and cafe as well as a brand new village hall. There is also 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.

Directions

Leave the High Street of Bourton on the Water, joining the Rissington Road. Continue through Little Rissington to the 'T' junction at the top of the hill and then turn right and continue down Barrington Lane, taking the left hand turning at the roundabout. Turn left again and continue onto Smith Barry Road. Turn right at the junction and Lutyens Court will be found on the left hand side.



Lutyens Court, Upper Rissington, Cheltenham
 Approximate Gross Internal Area
 1567 Sq Ft/146 Sq M



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(49-54) E	
(39-48) F	
(1-38) G	
Not energy efficient - higher running costs	
Current: 82	Potential: 90

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