



## Eagle Drive, Upper Rissington

**Guide price £300,000**

A well appointed three bedroom semi-detached house with off road parking, rear garden and single garage set in the heart of Upper Rissington. Available with no onward chain.

Bourton-on-the-Water 4 miles, Stow-on-the-Wold 5 miles, Burford 8 miles, Kingham Mainline Station 6 miles

## 4 Eagle Drive Upper Rissington Gloucestershire GL54 2GW

**A WELL APPOINTED THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF ROAD PARKING, REAR GARDEN AND SINGLE GARAGE SET IN THE HEART OF UPPER RISSINGTON. AVAILABLE WITH NO ONWARD CHAIN.**

- Semi-Detached House
- No Onward Chain
- Entrance Hall, Cloakroom
- Kitchen/Dining Room
- Master En-Suite Bedroom
- Two Further Bedrooms
- Family Bathroom
- Single Garage
- Off Road Parking

**VIEWING** Strictly by prior appointment through



**Tel: 01451 820913**

## DIRECTIONS

From Bourton-on-the-Water take the Rissington Road and climb through Little Rissington to the T junction and turn right towards Upper Rissington. At the roundabout bear left in to the village taking the first right hand turn and Eagle Drive will be found shortly on the left hand side. Enter the cul de sac and No.4 will be found shortly on the right hand side.

## LOCATION

Number 4 Eagle Drive is set in the heart of the village of Upper Rissington, a popular residential location with recently built and upgraded facilities known as the Village Square, as part of the Victory Fields development, which includes a Co-op shop, pharmacy, café, charity shop and gymnasium. Further facilities include a new village hall and primary school. The nearby village of Bourton-on-the-Water provides a wider range of shops, a supermarket and an excellent secondary school, while the Cotswold towns of Burford

and Stow are also close by. There are mainline rail services from Kingham (6 miles) and the regions major centres of Cheltenham, Cirencester and Oxford are within easy travelling distance. The surrounding Cotswolds provide a wealth of rural leisure opportunities.

## DESCRIPTION

Number 4 Eagle Drive comprises a semi-detached house of reconstituted stone elevations under a pitched slate roof with separate single garage to the side of brick elevations. The well appointed accommodation is arranged over two floors with a kitchen/dining room, sitting room and cloakroom on the ground floor and a master bedroom with en-suite, two further bedrooms and a family bathroom on the first floor. The property is offered with no onward chain.

## Approach

Opaque glazed panelled front door with covered entrance and outside light leading through to hall with painted timber door to;

## Cloakroom

With low level WC, pedestal wash hand basin with tiled splash back and mixer tap with opaque double glazed window to front elevation. From the hall, painted timber door to;

## Sitting Room

With double glazed casement window to front elevation and stairs with painted timber handrail and balustrade to first floor and painted timber door through to the;

## Kitchen/Dining Room

With fitted kitchen comprising worktop with one and a half bowl stainless steel sink unit, four ring gas hob with built in AEG oven/grill below, brushed stainless steel splashback and AEG extractor over. Tiled splashback, range of built in cupboards and drawers, built in Zanussi washer/dryer, built in Zanussi dishwasher, three quarter height unit to one side with larder cupboard, built in refrigerator and built in freezer. Range of eye level cupboards and cupboard to corner with Potterton gas fired central heating boiler. Double glazed casement window to rear elevation and pair of double glazed French doors, tiled floor and painted timber door to below stairs storage cupboard housing electricity meter and fuse box. Recessed ceiling spotlighting.

## Landing

From the sitting room, stairs with painted balustrade and timber handrail rise to the first floor landing with access to roof space and painted timber door to airing cupboard with hot water cylinder and pine slatted shelving. Door to;

## Master Bedroom

With double glazed casement window to front elevation, built in wardrobe cupboard with mirror

fronted sliding doors and separate painted timber door to;



## En-Suite Shower Room

With matching suite of low level WC with built in cistern, wall mounted wash hand basin with chrome mixer tap, part tiled walls, vertical chrome heated towel rail and bi-fold glaze door to built in shower cubicle with mounted shower. Recessed ceiling spotlighting. From the landing, painted timber door to;

## Bedroom Two

Double glazed casement window overlooking the rear garden. Painted timber door to;



## Bedroom Three

With double glazed casement window to front elevation. Painted timber door to;

## Family Bathroom

With matching suite of panelled bath with mixer tap and handset shower attachment, low level WC with built in cistern, wall mounted wash hand basin, part tiled walls and shelf, vertical heated chrome towel rail and opaque double glazed casement window to rear elevation.

## OUTSIDE

Number 4 Eagle Drive fronts on to Eagle Drive, a small cul-de-sac set in the heart of Upper Rissington with a path to the front door with herbaceous borders to either side. Set to the side of the property is a drive which in turn leads to the large single garage with a single up and over door of brick elevations under a pitched slate roof. Storage shed to the rear. The rear garden has a wide decked terrace immediately to the rear of the house leading to a lawn with herbaceous border surrounding and circular terraced feature to one corner.



## SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

## LOCAL AUTHORITY

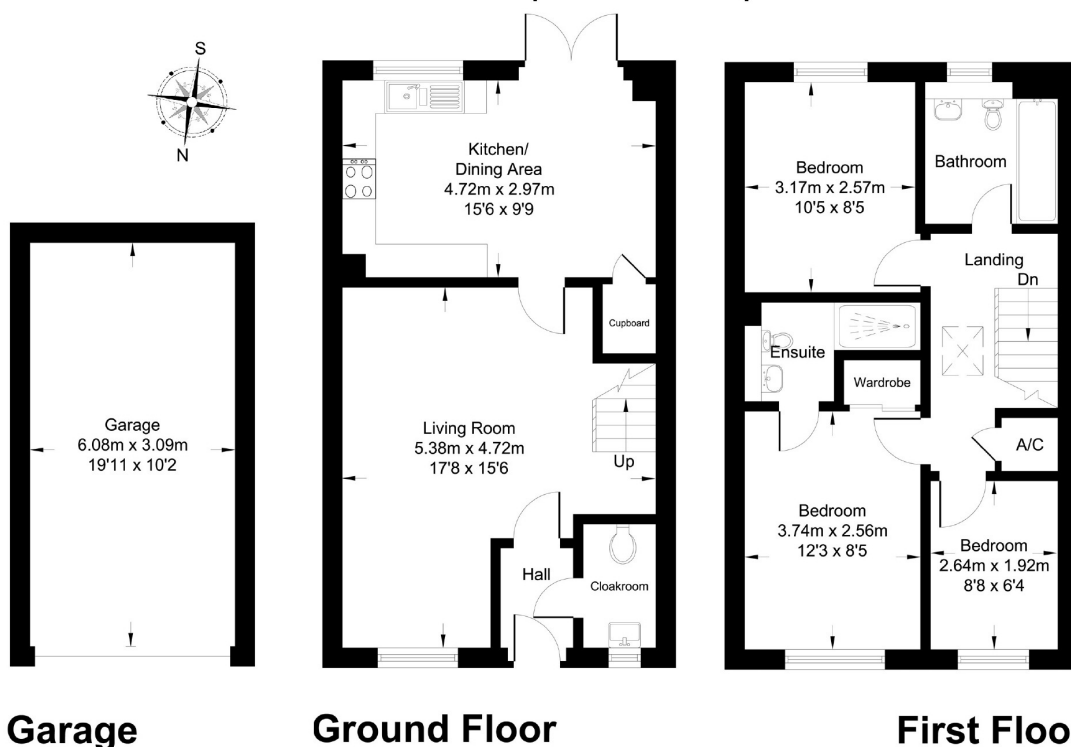
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

## COUNCIL TAX

Council Tax band C. Rate Payable for 2020/2021 £1652.15



Approximate Gross Internal Area = 80 sq m / 861 sq ft  
 Garage = 19 sq m / 205 sq ft  
 Total = 99 sq m / 1066 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

