



RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

TOUCHSTONES

LITTLE RISSINGTON | GLOUCESTERSHIRE





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GLOUCESTERSHIRE | GL54 2ND

*'beautifully presented stone built 'link-detached' home
situated in this thriving and picturesque village'*

Bourton-on-the-Water 2 miles | Stow on the Wold 5.5 miles
Kingham (London-Paddington) 6 miles | Burford 8 miles
Moreton-in-the-Marsh 9 miles | Chipping Norton 11 miles | Witney 16 miles
Cheltenham 19 miles | Cirencester 19 miles | Oxford 28 miles
all distances are approximate

picturesque village location | kitchen/breakfast room | large utility room
formal dining room | conservatory with garden views | reception room
downstairs WC | spacious first floor landing | family bathroom
principal bedroom with ensuite shower room
two double bedrooms (one with ensuite shower room) | single garage
parking for several cars | beautifully landscaped garden

the finer details

services Mains electricity, water and drainage. Oil fired central heating
tenure & possession The property is freehold and offers vacant possession on
completion
fixtures & fittings May be acquired by separate negotiation via Radnor Martin
rights of way There are no footpaths or rights of way over the property
local authority Cotswold District Council
council tax Band F
viewing arrangements By appointment with Radnor Martin 01993 765115
energy performance certificate Energy Performance rating - D

description

Touchstones is a beautifully presented stone built 'link-detached' home situated in this thriving and picturesque village. The house was originally built in 1987 and is still occupied by the original owner. The centrally located and spacious entrance hall leads to kitchen/breakfast room with door to large utility room and useful access into the formal dining room. The dining room leads to the conservatory which overlooks the garden. There is a wonderful reception room and downstairs WC. The large first floor landing would make an ideal office, from here there is a double guest suite with ensuite shower room, a further double with access to a family bathroom and a principal bedroom suite with an ensuite shower room. All the bedrooms have fantastic built-in wardrobes and storage.

outside

The property is approached via a gravel driveway with parking for several cars and access to a single garage. The garden has been beautifully landscaped, is private and provides access to the front of the house.

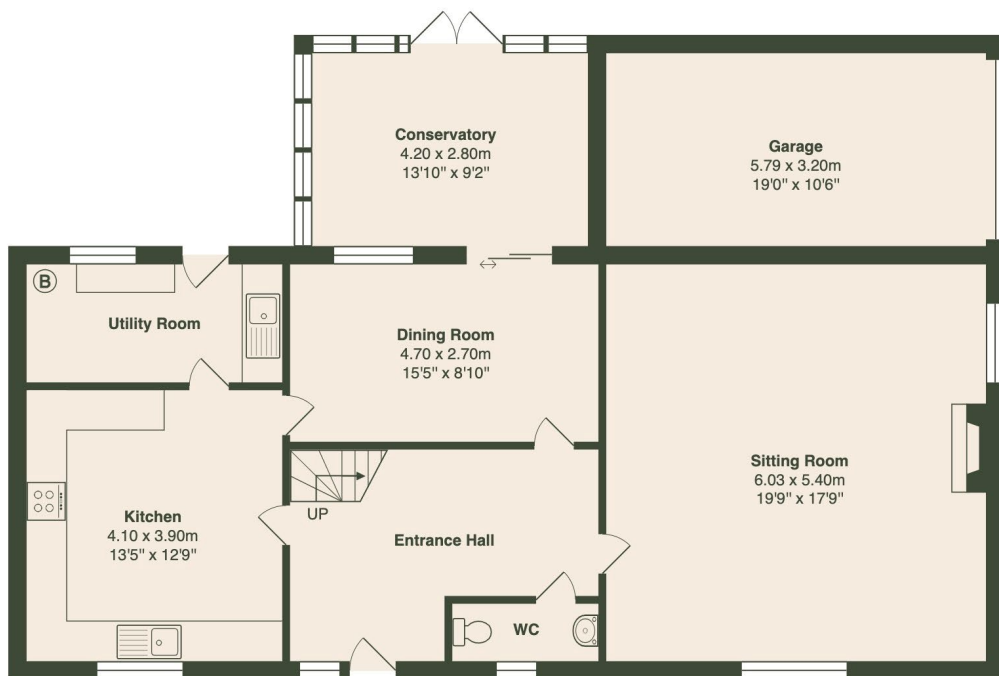
area

Little Rissington is a sought-after North Cotswold village close to Bourton-on-the-Water. The village offers a Parish Church and village hall and is surrounded by wonderful countryside. There are local shops in nearby Upper Rissington and a renowned village pub at Great Rissington. Bourton-on-the-Water is a short drive away and provides day to day amenities including a supermarket, coffee shops and restaurants and nearby is Daylesford Organic Farm Shop. Soho Farmhouse in Great Tew is a half an hour's drive away. Schooling in the area is outstanding including the Ofsted 'Outstanding' Great Rissington Primary, and The Cotswold Academy in Bourton-on-the-Water. Further schooling can be found in Cheltenham and Oxford. Communications in the area are excellent The A429 (Fosse Way) provides links to the A40 and M40 as well as the M5 at Cheltenham. There are regular train services to London Paddington from Kingham Station (6 miles).

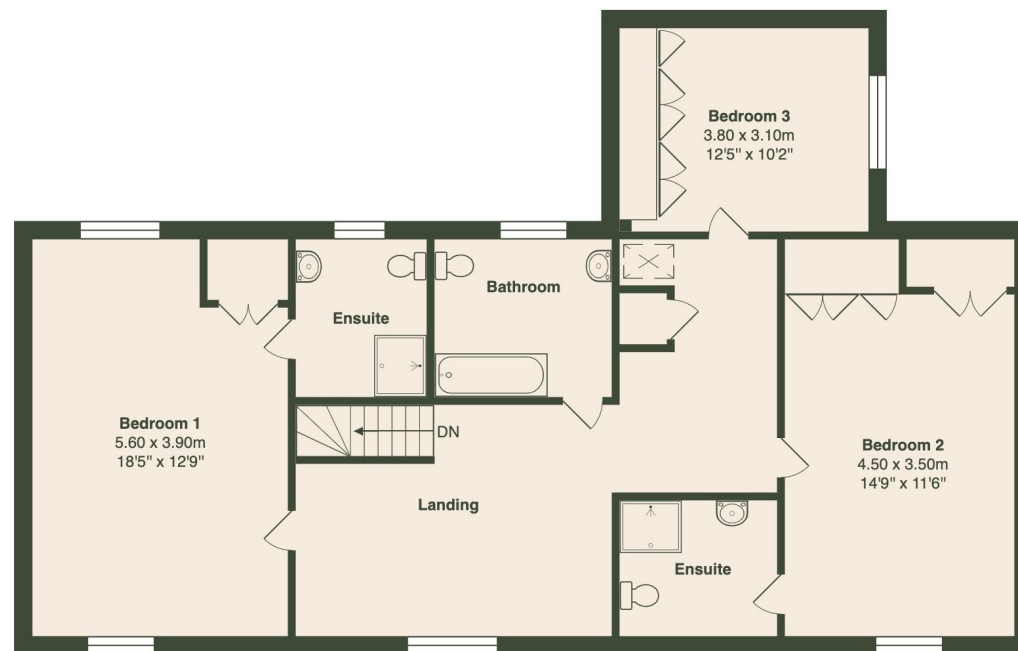
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Ground Floor



First Floor

Approx Gross Internal Area 220.2 m² ... 2370 ft²

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. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk

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- vii) all measurements are approximate.



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