RADNOR MARTIN

LONDON & THE COTSWOLDS

IVYCROFT
GREAT RISSINGTON | GLOUCESTERSHIRE







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GL54 2LP

'a characterful 17th-century Cotswold cottage, offering an exciting opportunity to enhance & make your own, with the benefit of no onward chain'

Bourton-on-the-Water 3.6 miles | Northleach 7 miles | Burford 6.2 miles
Kingham 8 miles (direct train to London Paddington) | Cirencester 20 miles
Charlbury 13.8 miles (direct train to London Paddington) | Cheltenham 19 miles
Oxford 26.7 miles
all distances are approximate

Grade II Listed period cottage | scope for modernisation & enhancement
open-plan kitchen & dining area | sitting room with wood-burning stove
three bedrooms | two bathrooms | separate WC | popular village location
private, enclosed south west facing front garden | no onward chain

the finer details

services Mains water, drainage and electricity. Electric central heating.
tenure & possession Freehold and offers vacant possession
fixtures & fittings May be acquired by separate negotiation
rights of way There are no footpaths or rights of way over the property
local authority Cotswold District Council
council tax Band D
viewing arrangements By appointment with Radnor Martin
energy performance certificate Not required as the property is listed
what three words ///discloses.channel.breaches

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Marshall


Marshall

description

Ivycroft is a delightful Grade II Listed period cottage, believed to date back to the 17th century, situated in the heart of the popular village of Great Rissington. Built of traditional Cotswold stone beneath a stone-tiled roof, this charming semi-detached property retains a wealth of original character and features, including exposed stonework and attractive wooden beams.

Arranged over three floors, the accommodation comprises a generous open-plan kitchen and dining area with a wood-burning stove, which flows through to a welcoming reception area featuring a further wood-burning stove set within an impressive inglenook fireplace. On the first floor, there is a separate WC, a double bedroom and the principal bedroom, which benefits from a newly fitted en-suite shower room. The second floor provides a further spacious double bedroom, which could equally be used as a cosy snug or additional reception space, together with a family bathroom.

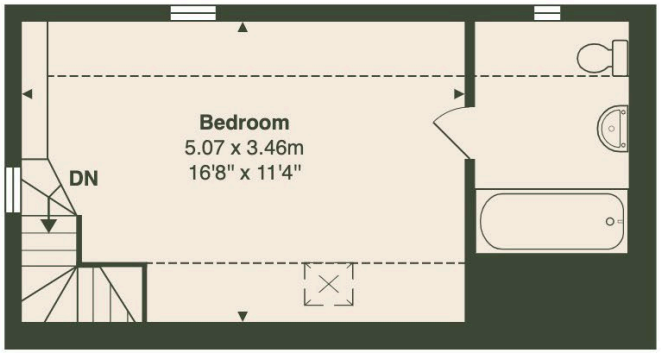
Externally, the property is approached via a pretty and private front garden. To the rear, the south-west-facing garden has recently been enhanced with a newly laid patio, providing an ideal spot to sit back, relax and enjoy the afternoon and evening sunshine.

area

The village of Great Rissington is a picturesque Cotswold village set on the northern side of the Windrush Valley in the heart of an Area of Outstanding Natural Beauty and Conservation Area. Great Rissington has a pro-active community with may events being held for residents at the thriving Cricket Club and church. There is also an annual 'Rissifest' which brings the whole village together. The village has a bus service (Pulham Coaches) that runs to Bourton-on-the-Water, Stow-on-the-Wold, Moreton-in-Marsh and Kingham Station (with connections to Cheltenham). The surrounding countryside is ideal for country walks and riding and can be easily reached by a network of footpaths and bridleways. There are a range of local shopping facilities in nearby market towns of Bourton-on-the-Water, Stow-on-the-Wold, Witney, and Burford. A day-to-day convenience store can be found in Upper Rissington whilst Oxford and Cheltenham provide more extensive shopping facilities. The popular Daylesford Farm shop and Spa is only a short drive away. There is an excellent choice of public and state schools in the surrounding area. Good communication links with the A40 providing access to Oxford and the M40, and Cheltenham and the M5. There is a regular train service to London (Paddington) from Kingham, (8 miles away) taking approximately 80 minutes, or by road via the A40, Oxford and M40.

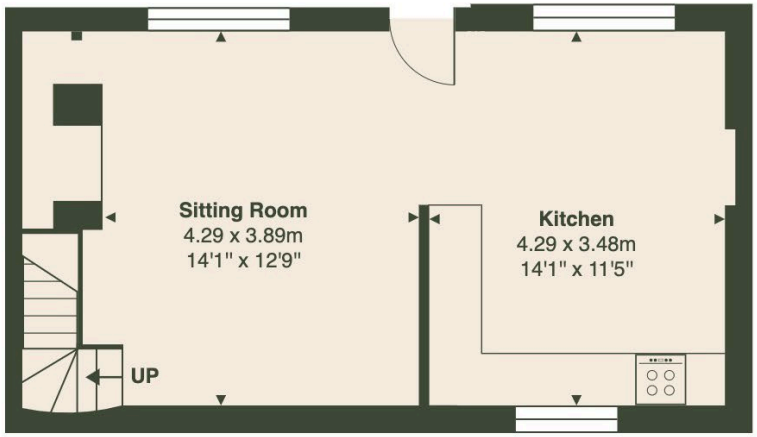




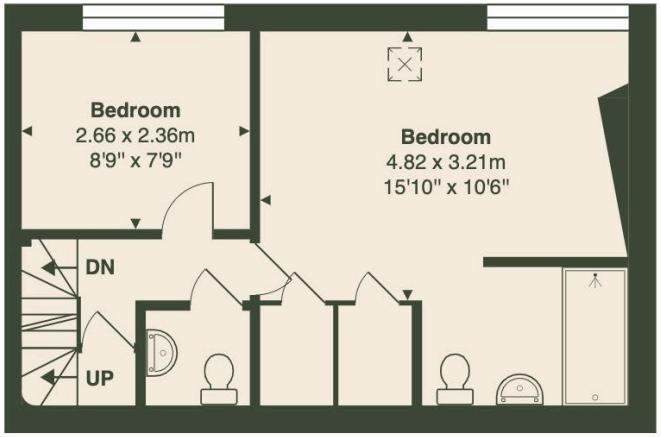


Second Floor

Denotes Restricted Head Height



Ground Floor



First Floor

Approx. Gross Internal Area 99.0 m² ... 1065 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 purpose only and should be used as such.



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