

14 SMITH BARRY CRESCENT, UPPER RISSINGTON



DETACHED FAMILY HOME WITH GENEROUS GARDENS

Bourton-the-Water 2.5 miles, Stow-on-the-Wold 4.5 miles, Kingham 7 miles (trains to London Paddington from 76 mins), Burford 8 miles, Chipping Norton 11 miles and Cheltenham 19 miles.
(All distances are approximate).

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Local Authority: Cotswold Distret Council

Council Tax band: F

Tenure: Freehold

Services: Mains water, drainage and electricity are all connected to the property. Kerosene oil for heating. EV charging point.



LOCATION

The village of Upper Rissington sits in the Area of Outstanding Natural Beauty, surrounded by unspoilt rolling countryside. The village provides the advantages of a vibrant community but within easy access to Bourton-on-the-Water and Stow-on-the-Wold with a variety of restaurants, bars, doctor's surgery and shops. Further shopping facilities can be found in Cheltenham, Oxford and Swindon. The renowned Daylesford Organic Farm Shop is only 6 miles away. Within a short walk of the house are several shops, a gym, and the Ofsted-rated 'Outstanding' primary school, The Rissington School. Upper Rissington falls within the catchment area of The Cotswold Academy Secondary School, also rated as 'Outstanding'. Private schooling includes Kitebrook, Cheltenham Ladies, Cheltenham College and Dean Close.







LIGHT AND SPACIOUS THROUGHOUT

This impressive detached family residence occupies a central position within beautifully landscaped gardens, offering a sense of privacy and situated within one of the area's most sought-after communities. Well presented throughout, the property provides spacious and versatile accommodation in excess of 2,300 sq ft, including the detached double garage. The well-balanced layout is suited to modern family living, featuring a generous sitting room, separate dining room, a well-appointed kitchen opening to a bright conservatory, together with a useful utility room and a dedicated home office on the ground floor. Particular attention has been paid to enhancing the property's character and comfort, including the recent installation of a striking Cotswold stone fireplace sourced locally from Farmington Quarry, complemented by a Clearview wood-burning stove, creating an attractive focal point within the principal living space. For added peace of mind, the property also benefits from a fitted burglar alarm system. The first floor offers four well-proportioned bedrooms, providing excellent family accommodation and a flexible arrangement to suit a variety of lifestyles. Light-filled interiors and well-maintained presentation create an inviting atmosphere throughout the home.



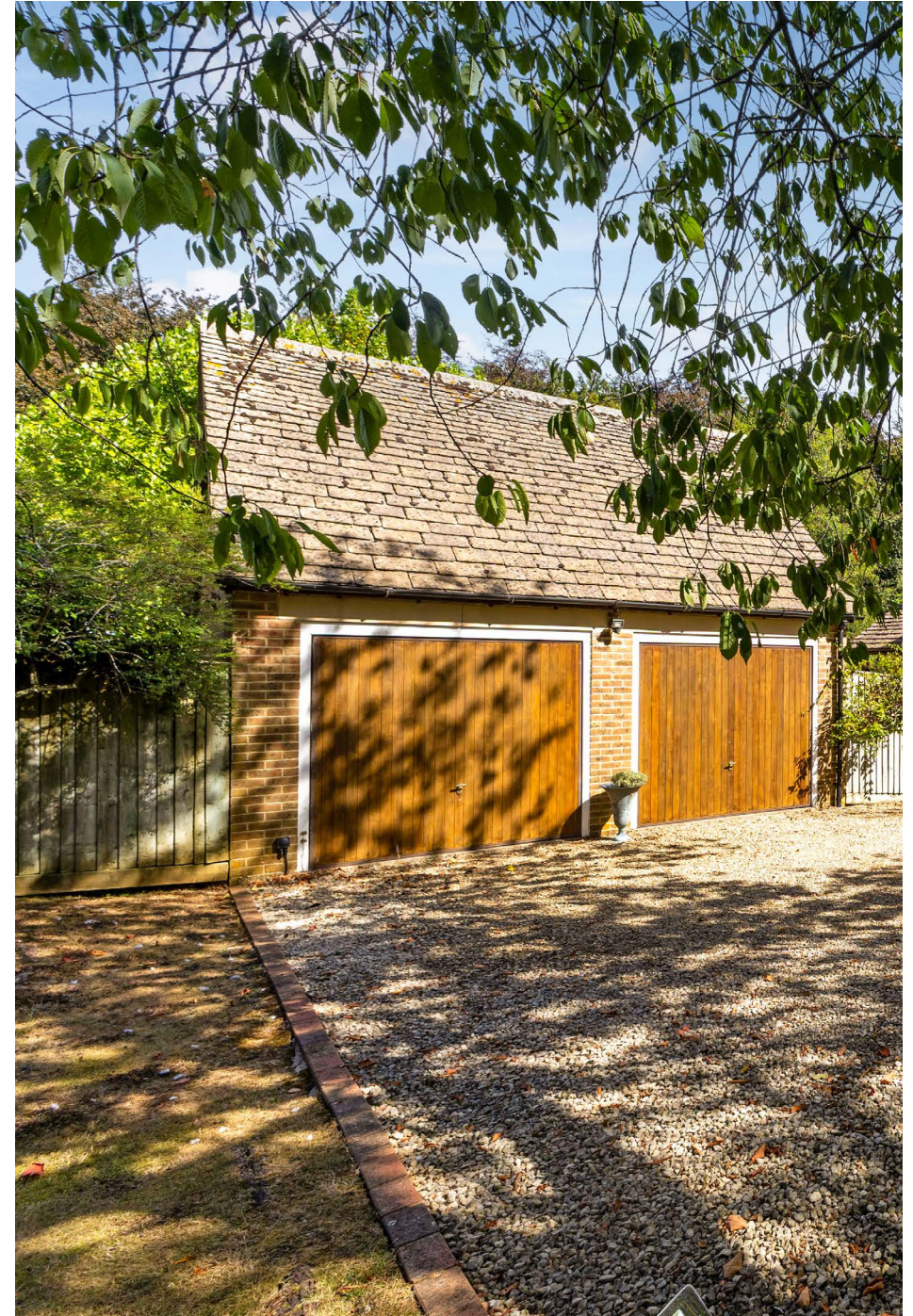




OUTSIDE

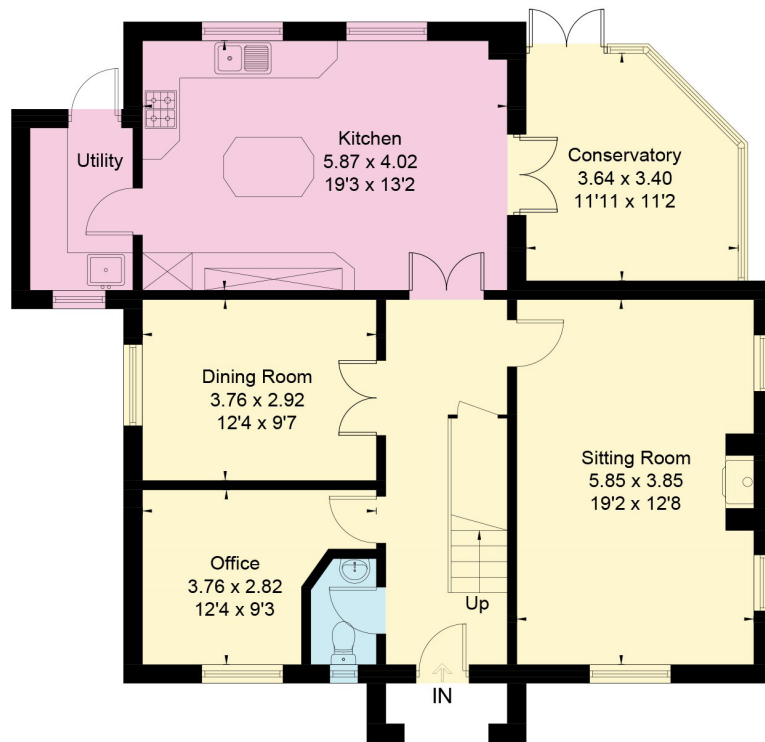
Externally, the mature landscaped gardens are a particular highlight, surrounding the property and providing attractive spaces for entertaining, relaxation and family enjoyment. The detached double garage and ample parking further enhance the practicality of this superb home. Podpoint EV charger installed.

Combining generous living space, attractive gardens and an enviable setting within a highly regarded community, this is a rare opportunity to acquire a substantial detached family home in a desirable location

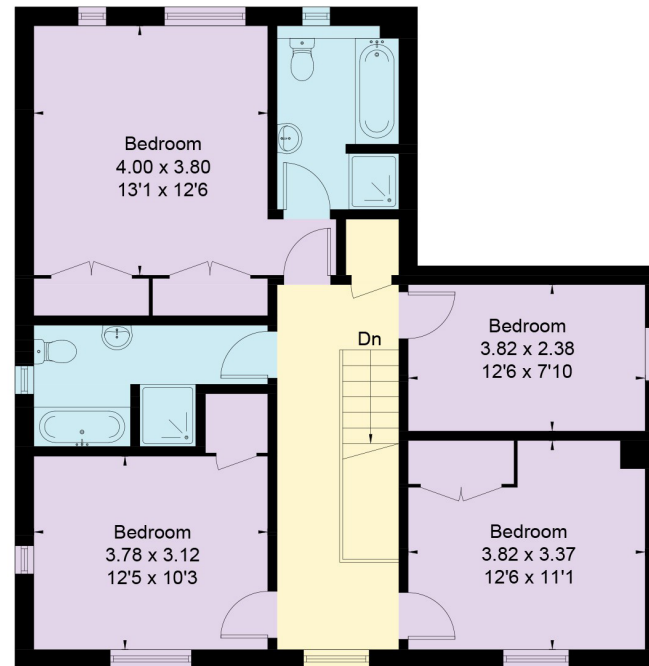




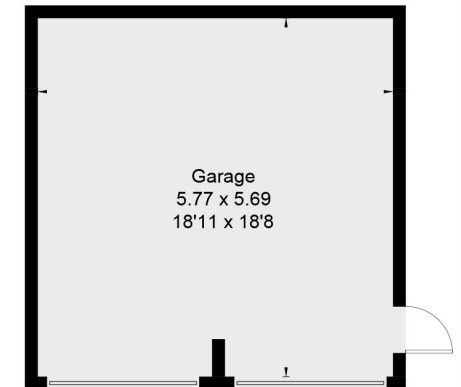
Approximate Floor Area = 181.5 sq m / 1954 sq ft
Garage = 32.8 sq m / 353 sq ft
Total = 214.3 sq m / 2307 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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