



3 HERCULES CLOSE

UPPER RISSINGTON, CHELTENHAM, GL54 2QL



3 HERCULES CLOSE

UPPER RISSINGTON, CHELTENHAM, GL54 2QL

Superb, double fronted, detached family home enjoying a head of cul de sac position and benefitting from a very private rear garden.

Entrance Hall with Cloakroom • Sitting Room with Bay Window • Super Kitchen/Dining/Family Room • Four Bedrooms • En Suite Shower & Family Bathroom • Ample Driveway Parking • Garage • Manicured Lawned Garden •

Bourton-on-the-Water 4 miles / Stow on the Wold 4.5 miles / Kingham (London-Paddington) 7 miles / Burford 8 miles / Moreton-in-the-Marsh (London-Paddington) 9 miles / Chipping Norton 11 miles / Witney 16 miles / Cheltenham 19 miles / Cirencester 19 miles / Oxford 28 miles / Swindon 28 miles
(All distances and times are approximate)

3 Hercules Close is a fine, double-fronted, detached family home situated at the end of a small select cul de sac. The property provides excellent four bedroom two bathroom accommodation. The ground floor comprises: - Entrance hall with parquet flooring and cloakroom, sitting room with bay window, a super L shaped kitchen/dining/family room with double doors opening to the rear garden. The kitchen has twin AEG ovens with a six burner gas hob and a stainless steel canopy extractor hood over, an integral dishwasher and fridge freezer. The property is extremely well presented throughout, has driveway parking for a number of vehicles has a detached garage, and a very private rear garden mainly laid to lawn with paved patio area, outside tap and power points.





SITUATION

Victory Fields is situated in an 'Area of Outstanding Natural Beauty', combining access to peaceful, unspoilt countryside with the convenience of village life - a rural escape but with excellent connections. Stow on the Wold is just over 4 miles away with a variety of pubs and restaurants, a bank, doctor's surgery, variety of shops and more. Further afield are Burford, Cirencester, Cheltenham, Oxford and Swindon, all offering a wide range of shops, restaurants, theatres and other cultural facilities.

Within a short walk of the house are several shops, a gym and all day cafe/bars, as well as the well-regarded primary school, The Rissington School. There are also excellent secondary schools in the surrounding towns including being in the catchment area for The Cotswold School and Burford Secondary School. Good transport links are provided by a regular bus service to Cheltenham, Gloucester and Cirencester, while both Kingham and Moreton-in-the-Marsh offer rail services to London-Paddington, and there are excellent motorway links via the A40/M40.

DIRECTIONS (GL54 2QL)

From Burford head north down the High Street, over the bridge. At the roundabout take the first left onto the A424 towards Stow. Continue for just under 6 miles, and turn left to Upper Rissington. On arrival at Upper Rissington and the Victory Fields development take the 2nd exit straight over the roundabout onto Mitchell Way. Proceed along Mitchell Way and Hercules Close will be on located the left hand side.

SERVICES

Mains electricity, water and drainage. Gas fired central heating.

TENURE & POSSESSION

The property is freehold and offers vacant possession on completion.

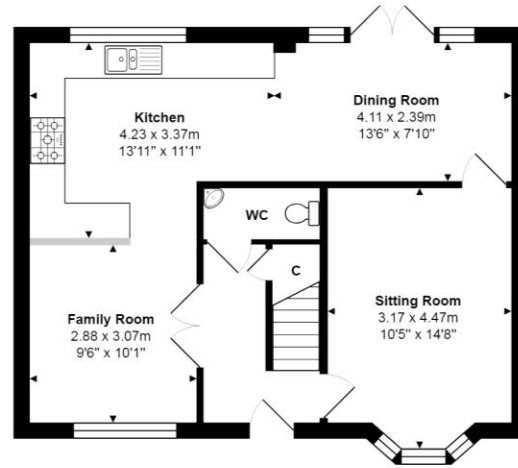
LOCAL AUTHORITY

Cotswold District Council - Council Tax Band: E

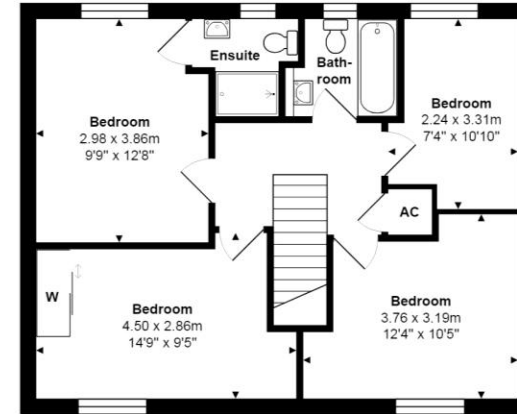
VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair - 01993 220555.

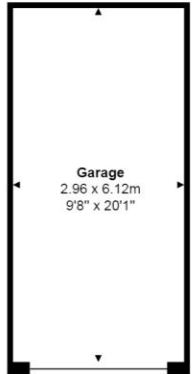




Ground Floor



First Floor



Approx. Gross Internal Area: 128.0 m² ... 1378 ft² (includes garage)

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

**PENNY &
SINCLAIR**

01993 220555

97 High Street, Burford, Oxfordshire,
OX18 4QA

burford.sales@pennyandsinclair.co.uk

IMPORTANT NOTICE Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact; iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.