



**BEECHCRAFT ROAD**  
UPPER RISSINGTON

**PENNY &  
SINCLAIR**



# 31 BEEHCRAFT ROAD

UPPER RISSINGTON, GL54 2QR

**A charming four bedroom detached stone built house with multi-fuel burning stove on the edge of the development overlooking an area designated for landscaping and a lake.**

Detached family home • Sitting room with multi-fuel stove • Edge of the development location • Kitchen/dining room • Landscaped garden • Master bedroom with en-suite • Three further bedrooms • Family bathroom • Parking and garage

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)

Situated on the very desirable and popular new development of Victory Fields, Upper Rissington is this double-fronted, detached stone property with a pretty entrance porch with tiled roof. The house is situated in a quiet spot on the edge of the development overlooking an area designated for landscaping and a lake. The front door opens onto the entrance hall with oak engineered floorboards and coir matting. To the left is the dual aspect sitting room with a charming multi fuel 'Clearview' stove. Adjacent is the kitchen/dining room with integrated double oven, fridge/freezer, dishwasher and washing machine and double doors leading to the landscaped rear garden. Off the entrance hall is a useful downstairs cloakroom. A central staircase leads to the first floor with two double bedrooms, a single bedroom, family bathroom and the master bedroom with en-suite shower room and built in wardrobe space.

Externally there is driveway parking that leads to a garage with power and lighting and a side gate leading to the rear manicured garden which has been beautifully landscaped by the current owners with shrubs, raised beds and a patio area.

The house sits in an enviable position on the edge of the development and therefore is very private and will have views of the lake and gardens that are being excavated in the coming months.





### 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 is a Co-op store, a gym and all day cafe/bar, pharmacy, 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 2QR)

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 first exit at the roundabout onto Mitchell Way. Follow the road round and turn left down Proctor Way. Take the first left on Beechcraft Road and at the T junction turn right and the property will be the last on your left.

### SERVICES

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

### TENURE & POSSESSION

The property is freehold and offers vacant possession on completion.

### LOCAL AUTHORITY

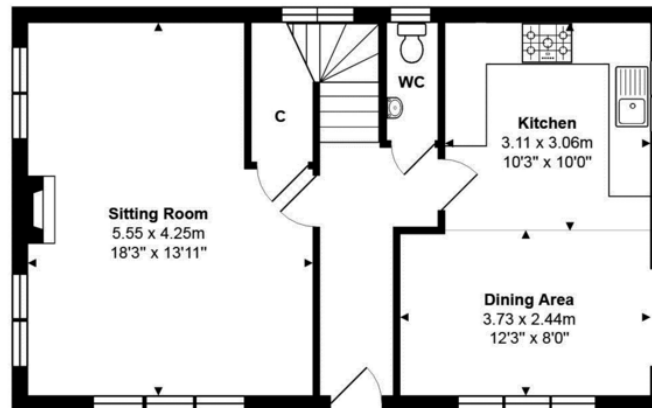
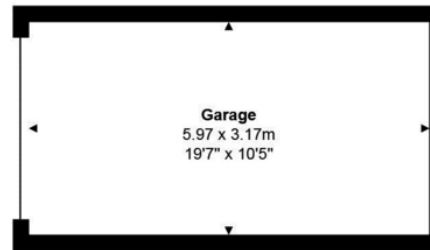
Cotswold District Council - Council Tax Band: E - £2,086.65

### VIEWING ARRANGEMENTS

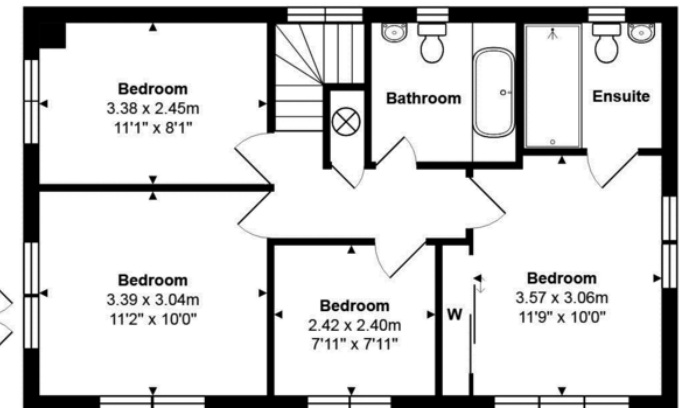
Strictly by appointment with Penny & Sinclair.







**Ground Floor**



**First Floor**

Approx. Gross Internal Area: 121.9 m<sup>2</sup> ... 1313 ft<sup>2</sup>

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](http://www.e8ps.co.uk)

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