



**BEECHCRAFT ROAD**  
UPPER RISSINGTON

**PENNY &  
SINCLAIR**

# 1 BEEHCRAFT ROAD

UPPER RISSINGTON, GL54 2QR

**A fine four bedroom, two bathroom family home with a pretty walled garden, Garage and driveway parking.**

Fine Four Bedroom Family Home • Walking Distance of Primary School • Excellent Local Amenities • Pretty Walled Garden • Garage and Driveway Parking • Low Running Costs

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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)

Occupying a prime corner position on the junction of Proctor Way and Beechcraft Road, overlooking to the side, a lovely tree lined walk, this fine four bedroom detached family home offers immaculately presented accommodation throughout. It comprises: - Entrance hall with cloakroom, a generous dual aspect sitting room with window shutters, a well fitted kitchen/dining room with double doors opening onto a beautiful private walled garden mainly laid to lawn with shrub borders and a rear access gate to a detached garage and driveway parking for two vehicles and off street parking to the front. The first floor provides four bedrooms, three with double fitted wardrobes, an excellent en suite shower room to the master bedroom and a family bathroom. The property has an excellent EPC rating and we are advised by the current owner that the property is very economical to run.





### **SITUATION**

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. Within a short walk of the house is a gym, Co-op, café/bar, charity shop and 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. 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.

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.

### **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 into Proctor Way, Beechcraft Road is the first turning on the left and No1 is on the corner.

### **SERVICES**

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

### **TENURE & POSSESSION**

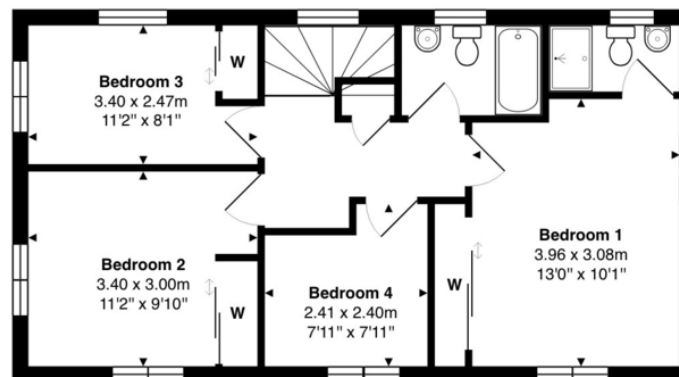
The property is freehold and offered with vacant possession on completion.

### **LOCAL AUTHORITY & COUNCIL TAX**

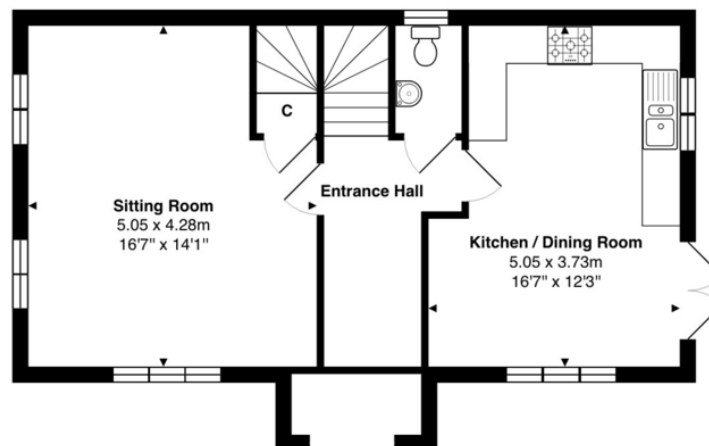
Cotswold District Council  
Council Tax Band E. Amount Payable 2018 £2,086.65

### **VIEWING ARRANGEMENTS**

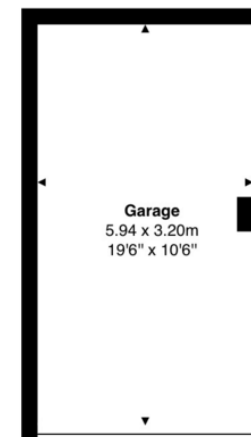
Strictly by appointment with Penny & Sinclair.



1st Floor



Ground Floor



Total Area: 118.6 m<sup>2</sup> ... 1277 ft<sup>2</sup> Including 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](http://www.e8ps.co.uk)

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