



SNIFE ROAD
UPPER RISSINGTON

**PENNY &
SINCLAIR**

29 SNIPE ROAD

UPPER RISSINGTON, GL54 2NJ

A beautifully presented family home situated in the heart of Upper Rissington which has been cleverly extended and improved to offer 1st class living accommodation throughout.

Semi Detached • Three Double and One Single bedroom • En Suite to Master Bedroom • Sitting/Dining room with Log Bumer • Kitchen/Breakfast Room • Generous Rear Garden • Front Garden • Newly Fitted Bathroom

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)

This well presented semi-detached family home has been beautifully finished throughout. The accommodation comprises; entrance hall, utility, cloakroom, kitchen/breakfast room, sitting room with wood burner, dining room, master bedroom with en suite shower room, two further double bedrooms with one built in wardrobe, good single bedroom and a newly fitted family bathroom. Externally is a fabulous enclosed rear garden mainly laid to lawn with a patio and gated side access, front garden and on road parking to the front.

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 2NJ)

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. Turn left onto Sopwith Road and then right. Then left onto Snipe Road and the property will be on your 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 & COUNCIL TAX

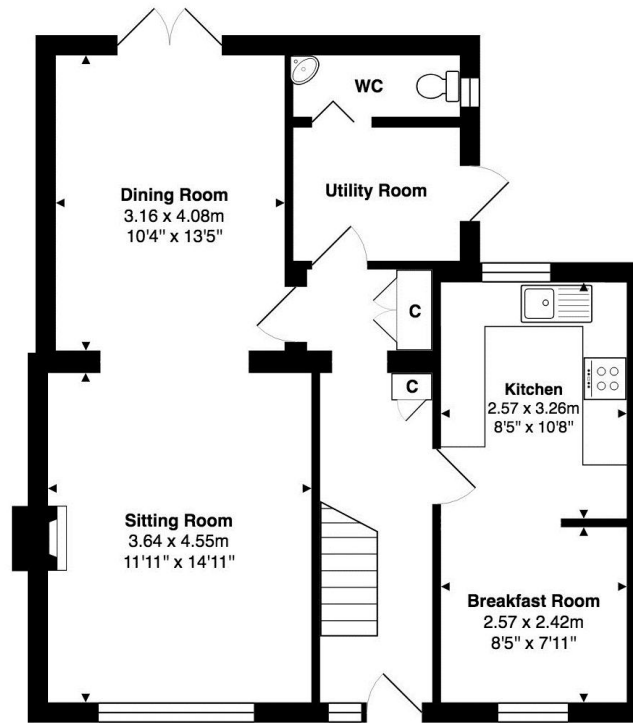
Cotswold District Council

Council Tax Band C. Amount Payable 2018 £1,517.57

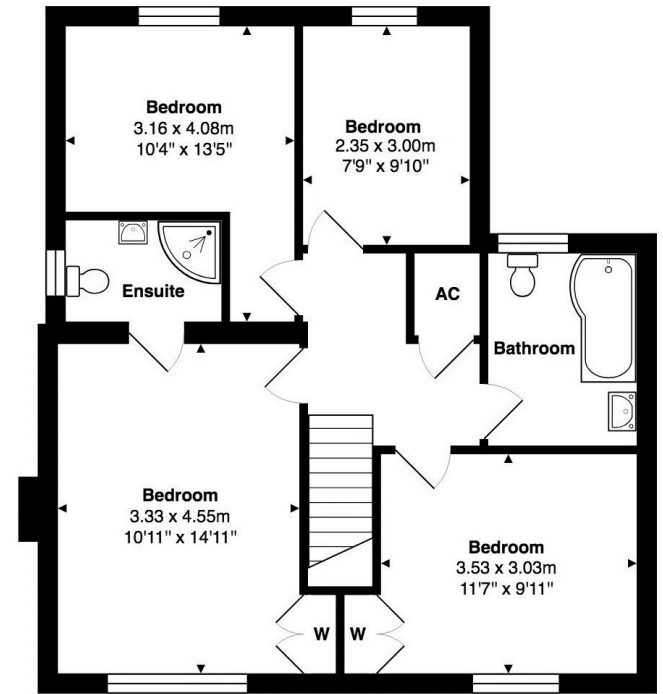
VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.





Ground Floor



First Floor



Approx. Gross Internal Area: 127.5 m² ... 1372 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.

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

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