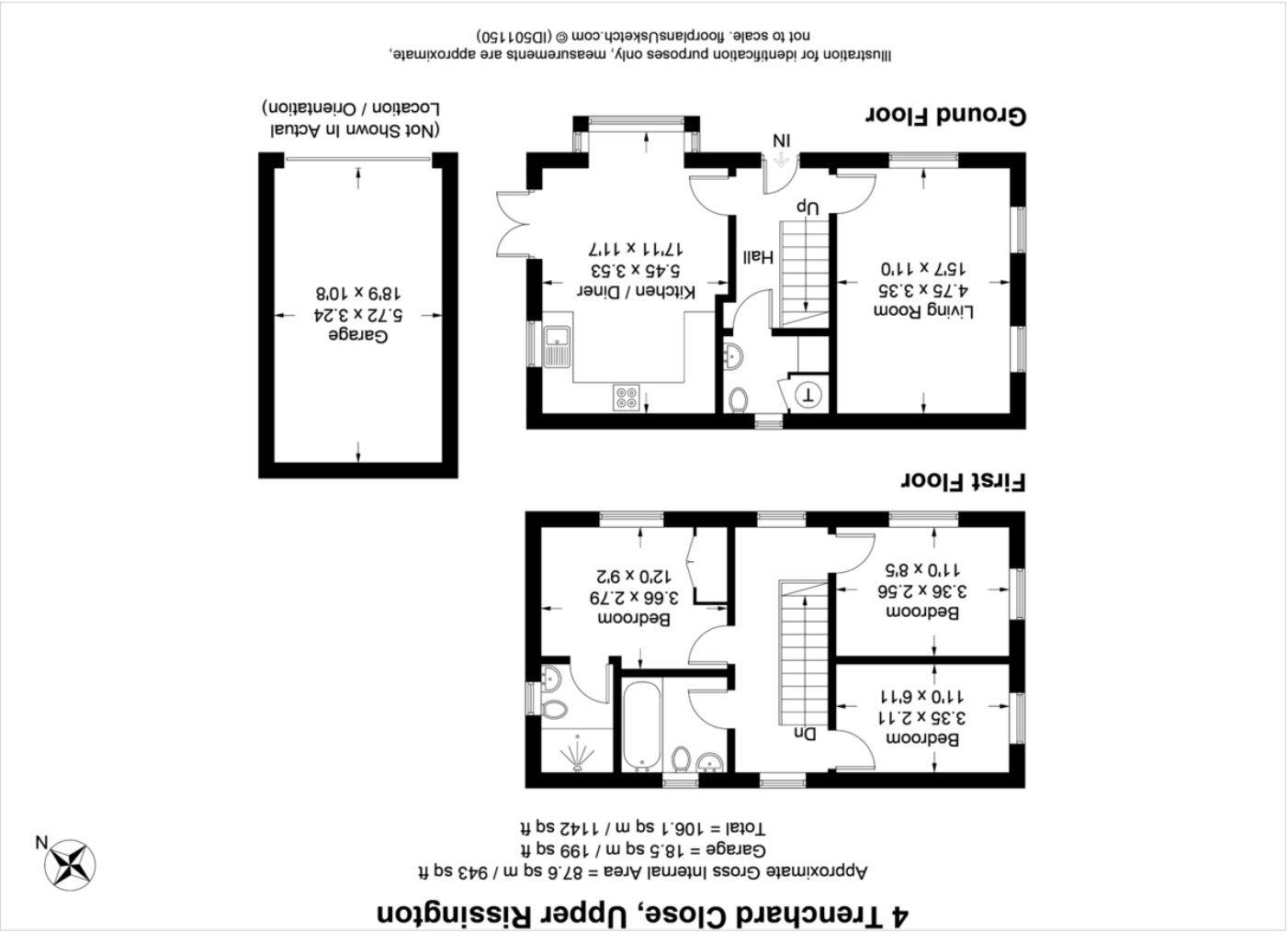


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TRENCHARD CLOSE
UPPER RISSINGTON, CHELTENHAM. GL54 2GT

TRENCHARD CLOSE

UPPER RISSINGTON, CHELTENHAM, GL54 2GT

A substantial detached family home situated at the end of a quiet cul de sac and located on this highly desirable development.

Detached house • Master bedroom with en suite • Kitchen/ dining room • Cloakroom/utility • Garage • Off road driveway parking • Enclosed walled garden •

Bourton-on-the-Water 4 miles / Stow on the Wold 4.5 miles / Kingham 7 miles / Burford 8 miles / Moreton-in-the-Marsh 9 miles / Chipping Norton 11 miles / Witney 16 miles / Cheltenham 19 miles / Cirencester 19 miles / Oxford 28 miles / Swindon 28 miles

(All distances are approximate)

A beautifully presented detached family home situated close to the heart of the Victory Fields development at Upper Rissington. Set in a corner plot within a quiet cul de sac set back from the road and overlooking attractively landscaped communal gardens, this charming three-bedroom house is presented to a high standard throughout. It comprises entrance hall, open plan kitchen-dining-family room. French doors lead out from the kitchen and family area to the rear garden. To the left of the hall is a sitting room. Also on the ground floor is a downstairs WC/utility room. A central staircase leads up to the first-floor landing, and three bedrooms. The master bedroom boasts an en suite shower room. To the front, overlooking the communal gardens, are two further double bedrooms. A family bathroom completes the first floor.

Outside, the property is approached via a block-paved driveway leading up to a single garage and providing off-road parking for up to three cars. A wooden gate leads into the rear garden. The gardens to both the front and rear have been beautifully landscaped with areas of lawn, shrub borders and an extended patio area, providing an outdoor seating and alfresco dining area to the rear.



SITUATION

Victory Fields is situated in an 'Area of Outstanding Natural Beauty', combining access to peaceful, unspoilt countryside with the convenience of village life. Bourton-on-the-Water is 4 miles away with a variety of pubs and restaurants, a bank and doctors surgery. 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 an all-day cafe/bar, as well as the highly-regarded Rissington Primary School. There are also excellent secondary schools in the surrounding towns. 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 2PY)

From Burford head north down the High Street, over the bridge. At the roundabout take the first left onto the A424 towards Stow-on-the-Wold. Continue for about 6 miles, and turn left to Upper Rissington. On arrival at Victory Fields in Upper Rissington, take the second exit off the roundabout, carrying straight on into Mitchell Way. Follow the road round, turn left into Trenchard Close and number 4 is located at the end.

SERVICES

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

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is freehold and offers vacant possession on completion.

LOCAL AUTHORITY

Cotswold District Council

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair ☎ 01993 220555.

