



TANGMERE HOUSE

HERCULES CLOSE, UPPER RISSINGTON, CHELTENHAM, GL54 2QL

**PENNY &
SINCLAIR**

TANGMERE HOUSE

1 HERCULES CLOSE, UPPER RISSINGTON, CHELTENHAM,
GL54 2QL

**Immaculately presented, four bedroom, two bathroom home
with the most delightful south facing walled garden**

Spacious entrance hall with cloakroom • Generous bay-fronted
dual-aspect sitting room • Fabulous kitchen / dining room •
French windows opening to rear garden • Four bedrooms • En-
Suite & Family bathroom • Utility room and Cloakroom •
Garage & Driveway parking for two vehicles • Fabulous
gardens to front & rear

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)

Having the most delightful gardens on three sides this
impressive detached family home is offered in pristine
condition throughout. It comprises:- Entrance hall with large,
white porcelain tiled floor and stairs rising to the first floor, a
cloakroom, generous dual aspect, bay-fronted sitting room
and a wonderful south facing kitchen/dining room with French
windows opening to the beautiful landscaped, walled garden.
The kitchen is extremely well fitted with a 6 burner AEG hob
and two fan assisted ovens below, and has an integral
dishwasher. Beyond the kitchen there is a utility room with
door to the side garden. Deep pile carpets on the stairs and
landing give access to the four excellent bedrooms, the master
having an en-suite shower room with window and a family
bathroom with shower over bath. Outside there is driveway
parking for two vehicles and a garage with a side access door
from the garden.





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 then turn left onto Mitchell Way. Proceed on Mitchell Way and Hercules Close will be on your right hand side.

SERVICES

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

TENURE & POSSESSION

The property is freehold and offers vacant possession on completion.

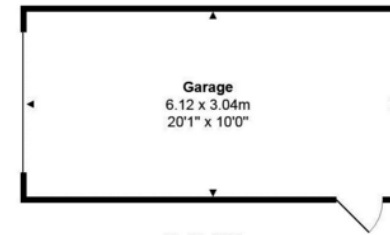
LOCAL AUTHORITY

Cotswold District Council - Council Tax Band: E

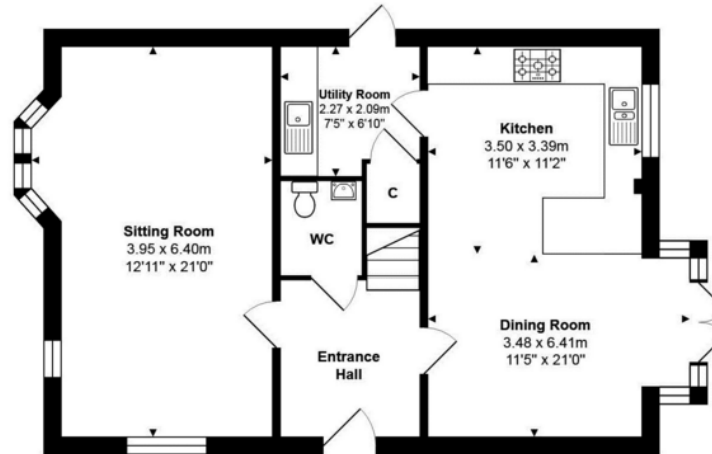
VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair - 01993 220555.

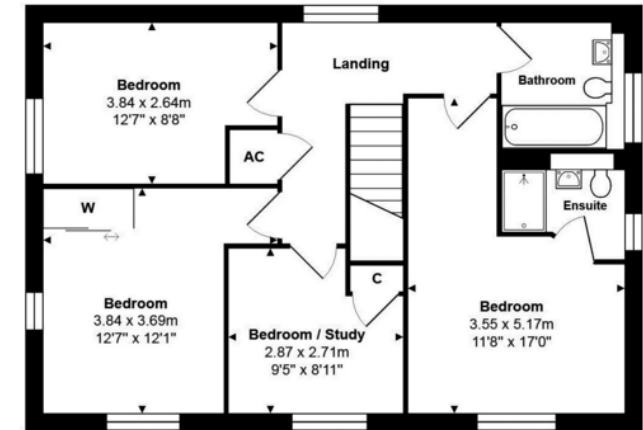




Outbuilding



Ground Floor



First Floor

Approx. Gross Internal Area: 143.0 m² 1540 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.
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**PENNY &
SINCLAIR**

01993 220555

97 High Street, Burford, Oxfordshire,
OX18 4QA

burford.sales@pennyandsinclair.co.uk

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