



MILL BARN, COTSWOLD MEADOWS

GREAT RISSINGTON, CHELTENHAM, GL54 2FN

**PENNY &
SINCLAIR**

MILL BARN

COTSWOLD MEADOWS, GREAT RISSINGTON, CHELTENHAM,
GL54 2FN

A unique four-bedroom detached Cotswold-stone barn conversion with a separate guest apartment, double garage and parking, and private enclosed garden situated in Great Rissington, a popular and picturesque Cotswold village.

Grade II listed detached barn conversion • Four bedrooms, including master with en-suite shower room • Family bathroom • Sitting room with wood burner • Well-appointed kitchen/dining room • Utility • Study • Separate guest annexe • Landscaped garden

Bourton-on-the-Water 3 miles / Northleach 5 miles / Stow-on-the-Wold 6 miles / Burford 7 miles / Kingham 8 miles / Witney 14 miles / Charlbury 15 miles / Cheltenham 19 miles / Cirencester 19 miles / Oxford 27 miles
(All distances are approximate)

Converted in the 1980s from a range of agricultural buildings formerly part of Manor Farm, Mill Barn in Cotswold Meadows was originally a cart house, transformed to create an individual, detached four-bedroom house with private walled garden and separate guest apartment. Cleverly designed, the main house is arranged over two floors, with the living areas on the first floor, to take advantage of the existing high vaulted ceilings and beams, and views across to the church. An impressive sitting room is large and comfortable with a wood burner and windows to the front and back. Adjacent is a spacious and light kitchen-dining room with solid oak floor and wall and floor units with granite worktop and Corian sink and surround. Integrated appliances include Samsung double oven with microwave, halogen hob with extractor fan over, dishwasher, and space for an under-cabinet fridge. Above is access to a part-boarded loft with pull down ladder. Also on the first floor, off the wide, light first-floor landing is a study, or possible fifth bedroom. On the ground floor, a generous and welcoming tiled hall way is accessed via an oak front door with glazed side panel. Off it is a large cloakroom, and well-appointed utility room with access to the garden and space for a washing machine, dishwasher and fridge-freezer. Also on this level are the four bedrooms - the master bedroom with built-in wardrobe and en-suite shower room, two further double bedrooms and a single bedroom - and a separate, well-appointed family bathroom.





To the rear, the house is set within a completely enclosed garden. It is mainly laid to lawn with a patio area for al-fresco dining. Steps lead up to a detached double garage and private parking area for several cars. There is also a single parking space at the front of the house, with gated access to the front door. Above the garage, is a standalone guest apartment with a walk-in shower room on the ground floor and stairs up to a large double bedroom with vaulted ceiling, currently used as a home cinema.

SITUATION

Great Rissington is a popular Cotswold village with an active community revolving around the village primary school, The Lamb Inn, St John the Baptist Church, the village cricket team, sports and social club. Within a seven-mile radius are various popular towns, such as Bourton-on-the-Water, Stow-on-the-Wold and Burford, which provide a mix of shopping facilities, catering for most everyday requirements. For further amenities, Witney, Cirencester, Cheltenham and Oxford are all within easy reach, providing the main shopping and cultural centres for the area. Access to London is via the A40/M40, and there is a mainline railway station to London-Paddington at Kingham, Charlbury and Cheltenham. Schooling in the area is exceptionally good, with a range of state and private primary and secondary schools and is in catchment for Outstanding Ofsted Schools Great Rissington Primary & Cotswold Academy.

DIRECTIONS

From Burford High Street, proceed south, up the hill. At the roundabout take the 5th exit onto the A40 towards Cheltenham. After about 3 miles, turn right signposted to The Rissingtons. Follow the road for about 4 miles, passing through Little Rissington and Great Barrington, and turn left towards Great Rissington. Keep left, passing The Rissington Primary School on your left, and then straight on, turning left just before the entrance to the Church and Manor into Cotswold Meadows, a private road. Mill Barn is the first house on the left. There is a single parking space to the right of the house.

SERVICES

Mains electricity and water, private drainage with septic tank. Oil fired central heating.

FIXTURES & FITTINGS

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

TENURE & POSSESSION

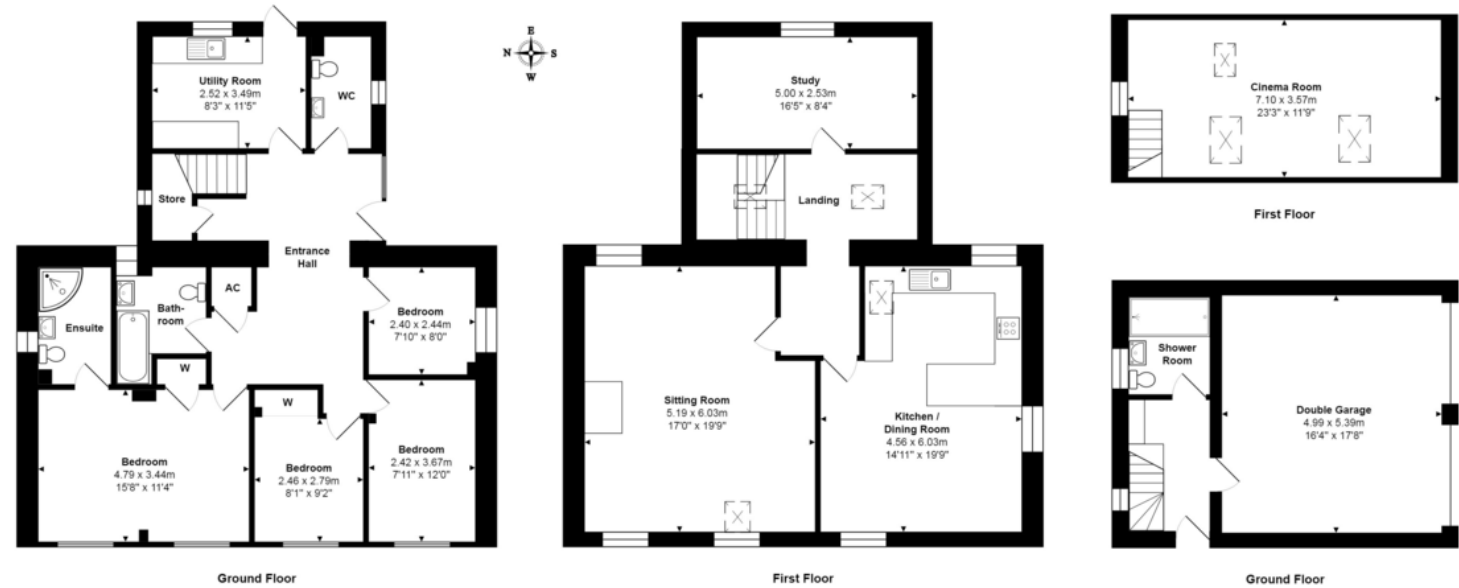
The property is freehold and offers vacant possession on completion.

LOCAL AUTHORITY

Cotswold District Council - Tax Band G

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair - 01993 220555.



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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