



The Watch Tower, Upper Rissington



A unique renovation of a former RAF Watch Tower.

Upper Rissington

The village of Upper Rissington sits in the Area of Outstanding Natural Beauty surrounded by unspoilt rolling countryside. The village provides the advantages of a vibrant community along with a shop, cafe, gym and pharmacy with further facilities available in nearby Stow-on-the-Wold and Bourton-on-the-Water.

Schooling in the area is outstanding with the Ofsted rated 'Outstanding' primary school The Rissington School. Upper Rissington falls within the catchment area of The Cotswold Academy Secondary School also rated as 'Outstanding'. The surrounding villages offer a number of good primary schools and private schooling is on offer in Cheltenham and Oxford.

Communications in the area are exceptional. The A429 (The Fosse Way) provides efficient links to the A40 and M40 as well as the M5 at Cheltenham. There are regular train services to London Paddington from nearby Kingham Station taking about 90 minutes.

The surrounding open countryside offers many attractive walks and rides along the extensive network of country lanes, bridleways and footpaths.

Sporting activities in the area include racing at Cheltenham, Stratford-upon-Avon and Warwick, golf at Naunton Downs, Lyneham and Chipping Norton and also theatres at Stratford-upon-Avon, Cheltenham and Oxford.

Bourton-on-the-Water 3.5 miles, Stow-on-the-Wold 4.5 miles, Kingham (Main line railway station) 8 miles, Cheltenham 17 miles, Cirencester 17 miles, Oxford 28 miles, (Distances and times approximate.)





Services

The property benefits from mains water, electricity and drainage. Air source heating.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

Local authority

Cotswold District Council. Telephone 01285 623 000.



A beautifully renovated property with light and spacious accommodation throughout.



The property

The Watch Tower has been sympathetically renovated by the current owner to provide a unique property with stunning views across the former RAF Rissington airfield which is now home to the Volunteer Gliding Squadron. The property was originally built in 1938 and served as part of a flying training school and maintenance unit which also housed a fighter force of several spitfires. The station was closed in 1994 and underwent significant redevelopment 2017 including a new residential and retail development.

The airfield has also been the film set for films including The Avengers, Die Another Day and Thunderbirds.

The property has been renovated to an exceptional standard offering generous accommodation totalling 5,637 square feet which includes a spacious five bedroom home along with a self-contained one bedroom apartment and a triple garage. The property welcomes you into a large reception hall with impressive bespoke staircase leading to the first floor.

The reception space on hand is fantastic with a drawing room with doors into the garden, dining room, and study. A beautifully fitted kitchen breakfast room also enjoys doors leading into the garden. A shower room, utility room and hall connecting the house to the garage and apartment are also on hand.

The first floor offers an impressive landing with doors leading onto an upper terrace along with five double bedrooms. The principal bedroom enjoys a dressing area and en suite with stunning views to the South. Two of the remaining bedrooms have the benefit of en suite shower rooms with the fourth and fifth room sharing a family bathroom. A spiral staircase leads to the second floor where a spectacular family room / study provides some of the best views in the house with doors leading onto a terrace which wraps around three sides of the building.

The self-contained apartment is well appointed with an open plan kitchen living room with bi folding doors onto the South facing balcony, bedroom and en suite shower room which is ideal for guest accommodation or indeed as a rental income.





Directions (POSTCODE GL54 2QP)

From the lights on the Fosseway at the top of Sheep Street turn left towards Bourton-on-the-Water. At the traffic lights at the bottom of Stow Hill bear left onto the A424 for approximately 3 miles. Take a right turning signposted Upper Rissington and continue towards the village. Turn left and immediately right at the T junction and proceed to the roundabout. Head straight over and take the next left turn into Mitchel Way. Follow the road for approximately 400m turn right into Sparrows Way. The property will be found at the end of the road.

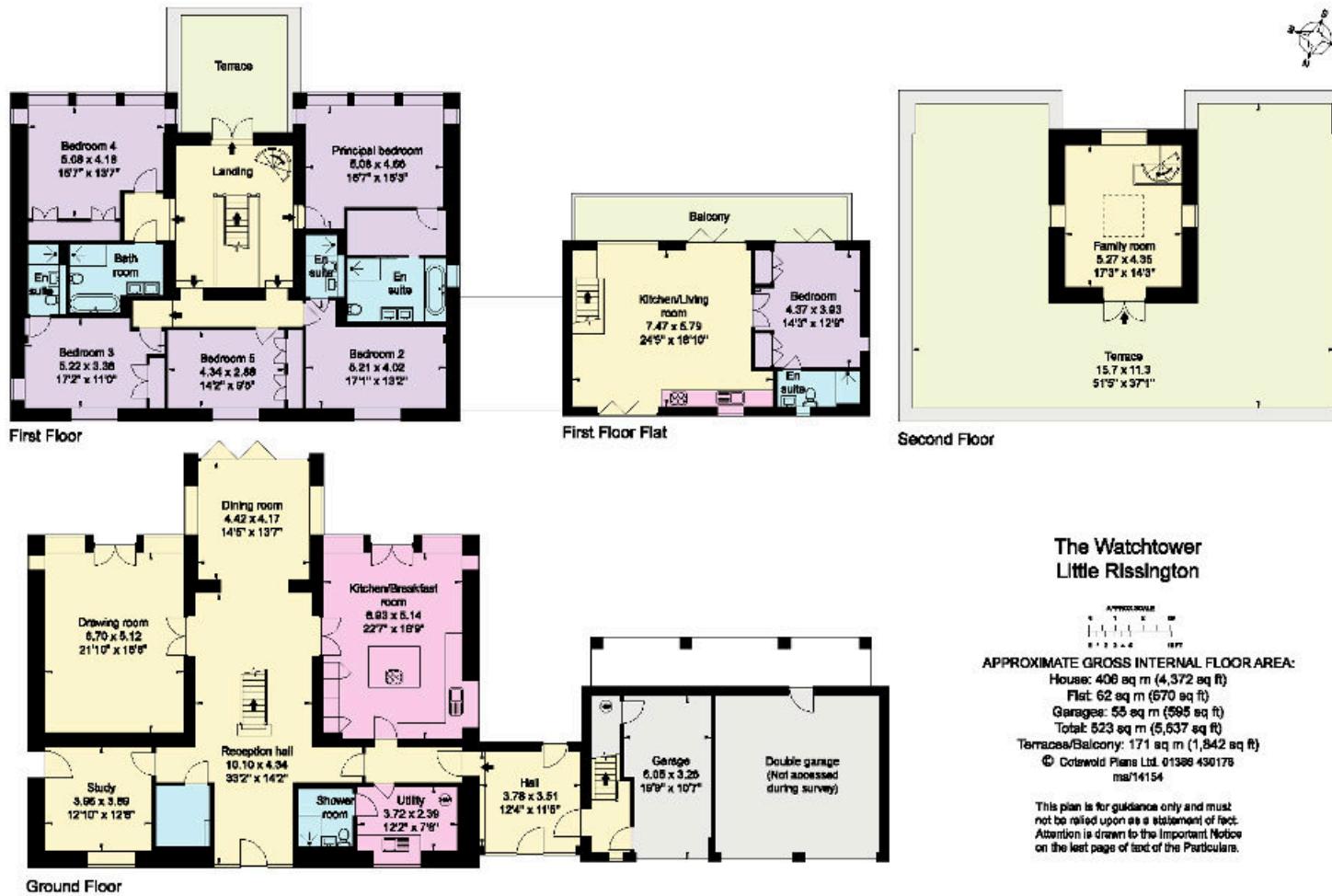




Garden and grounds

The Watch Tower is approached through electric gates with a large gravelled parking area and access to the triple garage. The gardens are mainly laid to lawn with a terrace to the rear and range of shrubs and trees.





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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2022. Photographs and videos dated June 2022.

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