



Owl Cottage, Wyck Hill

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## Recently refurbished two bed cottage.

Owl Cottage is positioned in an elevated position views over Wyck Rissington, the Windrush Valley and Bourton-on-the-Water. Bourton-on-the-Water and Stow-on-the-Wold provide day-to-day amenities including supermarkets, shops and restaurants. Nearby is Upper Rissington with a shop, gym and cafe/bar and more comprehensive facilities can be found in Cheltenham, Cirencester and Oxford. Schooling in the area is outstanding including primaries in Upper Rissington and Great Rissington and The Cotswold Academy secondary school in Bourton-on-the-Water. Many other popular schools are on offer in Cheltenham and Oxford. Sporting facilities in the area include racing at Cheltenham, golf courses at Naunton Downs, Broadway and Burford and plenty of walking locally including the Gloucestershire and Cotswold Way.

### Distances

Bourton-on-the-Water 3 miles, Stow-on-the-Wold 3.5 miles, Kingham Station 6.5 miles (London Paddington from 90 minutes).



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## The Property

Owl Cottage is a recently refurbished cottage set in the heart of this small development. The front door leads through to the open plan, kitchen, living, and dining room. The fully fitted kitchen benefits from a range of wall and base units and integrated appliances, including a fridge freezer, dishwasher, oven, hob and extractor fan. The spacious sitting room also benefits from a deep understairs cupboard. A utility room is conveniently tucked away to one end of the property with a washing machine/ tumble drier and a separate cloakroom. Upstairs are two double bedrooms with a family bathroom with a bath and shower above.

## Outside

The property has a small terrace to the front and two designated parking areas.

## Services

Mains water, electricity, private drainage, electric heating

## Terms

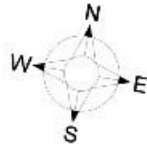
Freehold

## Local Authority

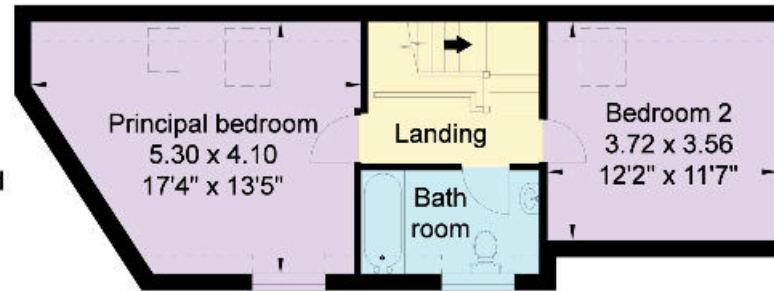
Cotswold district council, Tax band B

**Guide price £399,950**





Denotes restricted  
head height



First Floor



Ground Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
88 sq m (947 sq ft)

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This plan is for guidance only and must  
not be relied upon as a statement of fact.  
Attention is drawn to the Important Notice  
on the last page of text of the Particulars.

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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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