



Bobble Court, Little Rissington



light and spacious Cotswold stone converted barn.

Little Rissington is a typical North Cotswold village offering a wealth of charm and character. The village has a Parish Church and village hall and is surrounded by glorious countryside. With an excellent community spirit. There are local shops in nearby Upper Rissington and a renowned village pub at Great Rissington. Bourton-on-the-Water provides day-to-day amenities, including a supermarket, coffee shops and restaurants. Nearby is Daylesford Organic Farm Shop and Soho Farmhouse in Great Tew is a half an hour's drive away. Schooling in the area is outstanding, including Great Rissington Primary and The Cotswold Academy in Bourton-on-the-Water. Further schooling can be found in Cheltenham and Oxford. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Lyneham, Naunton Downs, Broadway and Burford, and rugby at Worcester, Stow and Gloucester.

Distances

Moreton-in-Marsh 9 miles, Kingham 5 miles (trains to London Paddington 85 minutes), Burford 7 miles, Cheltenham 20 miles, Cirencester 22 miles, Oxford 25 miles. (Distances and times are approximate)



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The Property

4 Bobble Court is a mid-terrace barn conversion which has been upgraded and modernised by the current owners to provide a spacious and comfortable home in this popular Cotswold village. The property is approached through the front terrace garden. On entering the property, you are greeted by a wonderful kitchen/dining room with original beams, wood floor and a full range of units incorporating a range-style oven and hob, with extractor fan over, dishwasher and space for a washing machine. This, in turn, flows through to the light and airy sitting room with a central stone fireplace and inset log-burning stove. Double doors lead out to the rear terrace. Also to the downstairs is a cloakroom. Upstairs the bedrooms are arranged on two floors. The principal bedroom has views across the garden with an en suite shower room with a double rain shower. The second double bedroom has original beams and access to the family bathroom with bath and shower above. On the second floor is another double bedroom with a full wall of fitted wardrobes.

Outside

The property is approached over a shared driveway into the courtyard setting with private parking. Steps lead up to the front terrace garden and, in turn, to the front door. The rear garden is approached from the sitting room double doors to a terrace with a further step up to a secondary terrace. These make ideal spaces for al fresco dining and entertaining. Beyond the terrace, the gardens are mostly laid to lawn with mature raised flower shrubbery borders and trees.

Services

Mains water, electricity, and drainage are all connected to the property.

Tenure

Freehold

Local Authority

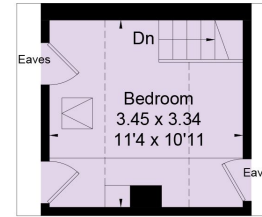
Cotswold district council, Tax band E

Guide price £695,000

Approximate Floor Area = 114.7 sq m / 1235 sq ft

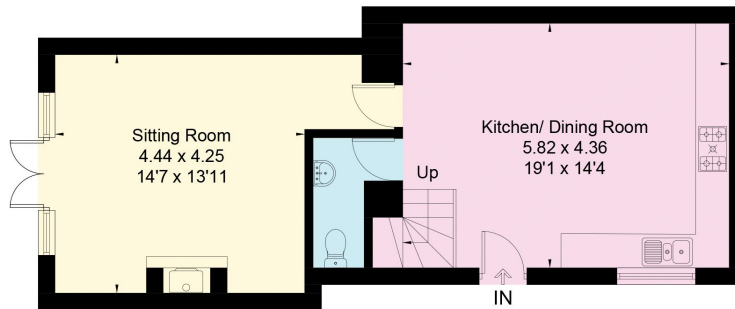


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

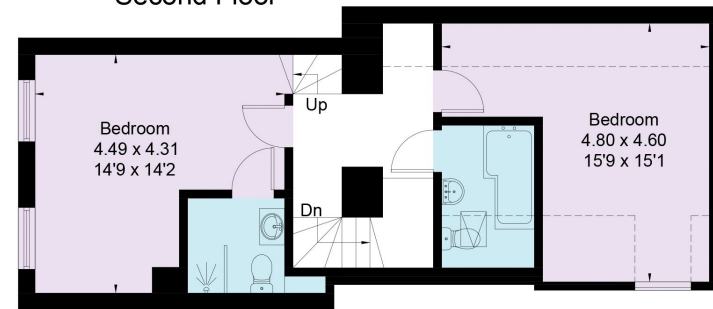


[] = Reduced head height below 1.5m

Second Floor



Ground Floor



First Floor

Knight Frank
Stow-on-the-Wold,
Brett House
Park Street
GL54 1AG
knightfrank.co.uk

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 April 2024. Photographs and videos dated April 2024.
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