



MEADOW VIEW, GREAT RISSINGTON



GRADE II LISTED COTTAGE WITH ORCHARD & FAR REACHING VIEWS

Bourton-on-the-Water 2.5 miles, Stow-on-the-Wold 6 miles,
Kingham Station 8 miles (London Paddington from 76 minutes),
Cheltenham 18 miles, Oxford 26 miles.

All distances are approximate.

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Local Authority: Cotswold District Council

Council Tax band: E

Tenure: Freehold



LOCATION

Great Rissington is renowned for its Cotswold architecture, historic church, primary school, cricket club, and public house. It is located near Bourton-on-the-Water and Stow-on-the-Wold with Kingham, home to Daylesford Organic, the Bamford Club and mainline train station to London Paddington (approximately 76 minutes) just eight miles away. For exclusive leisure facilities, Soho Farmhouse is 19 miles away with other leisure facilities located in Cheltenham, Cirencester, Banbury, Oxford, and Stratford-upon-Avon. Locally there are a range of highly regarded private and state schools such as The Cotswold Academy, Kingham Hill School, as well as the village's thriving primary school. There are an abundance of walks and bridleways, as well as many gardens and historic houses to explore. Golf at Naunton Downs, Chipping Norton, Burford and Broadway, with racing at Stratford and Cheltenham.







PROPERTY

A rare opportunity to acquire a traditional Grade II listed Cotswold stone mid terrace cottage, arranged over three floors and offering tremendous scope for refurbishment. Set in a peaceful rural position, the property benefits from an enclosed rear garden and an attractive orchard/meadow to the front, with open countryside views stretching beyond.

This delightful cottage presents an excellent renovation project for those looking to create a bespoke home in a highly sought-after Cotswold setting. Constructed from traditional stone and arranged over three levels, the property retains a wealth of character, offering an exciting chance to restore and enhance its original charm.

The ground floor features three versatile reception rooms, providing ample space for living, dining and homeworking. The kitchen area offers the potential for redesign and modernisation to suit individual taste. The upper floors comprise three bedrooms and a family bathroom, with windows overlooking the surrounding countryside and far-reaching views.







PROPERTY

Outside

To the rear, the property enjoys an enclosed and private garden, ideal for landscaping or further development. To the front lies a picturesque orchard/meadow, adding to the sense of tranquillity and providing beautiful open views across farmland and rolling hills.

This charming cottage represents an exceptional refurbishment opportunity in a quintessential Cotswold location. With its generous outdoor space, period character and stunning outlook, it offers the chance to create a truly special home in a delightful rural environment.





Approximate Floor Area (Excluding Void) = 157.9 sq m / 1700 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com # 102590

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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