



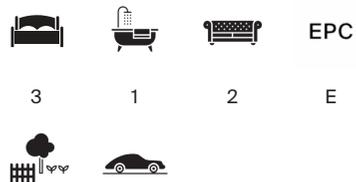
PRIMROSE COTTAGE, GREAT RISSINGTON



# COTSWOLD STONE COTTAGE WITH COUNTRYSIDE VIEWS

Bourton-on-the-Water 2 miles, Stow-on-the-Wold 5 miles, Burford  
8 miles, Kingham 8 miles (mainline station to London Paddington  
from 80 minutes), Cirencester 18 miles, Cheltenham 18 miles

All distances and times are approximate



Local Authority: Cotswold District Council

Council Tax band: tbc

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 85 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 School, 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.











Primrose Cottage is a Grade II listed character cottage, originally two cottages, situated in an attractive courtyard setting in the popular village of Great Rissington. Importantly, private parking for two cars is available at the rear. The cottage offers a front entrance hall with downstairs WC, leading to a generous reception room, a warm and welcoming space with period features and exposed stone, centred around a log burning stove. French windows lead through into a bright conservatory/garden room enjoying lovely views over the garden, opening directly onto a garden patio.



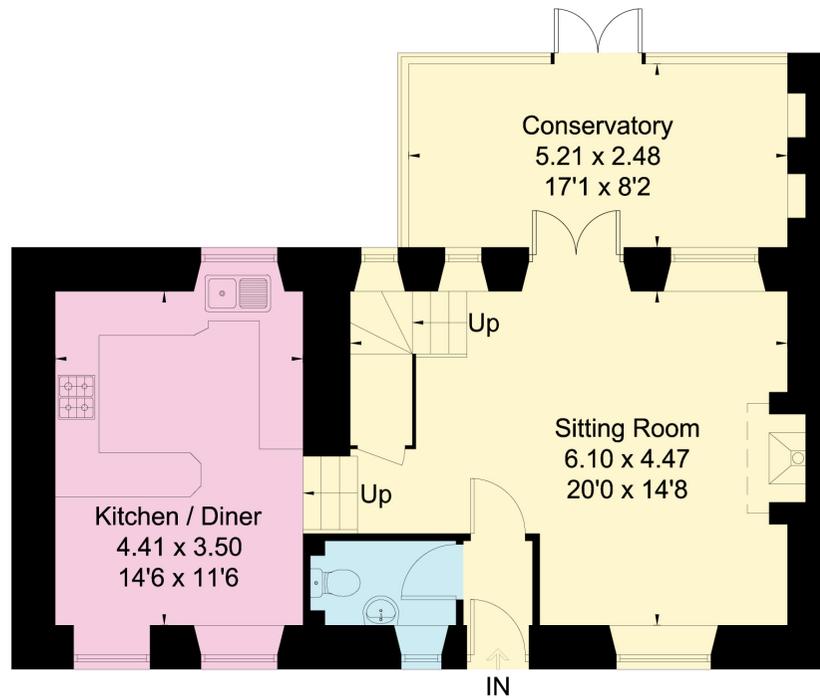
The fitted kitchen/dining room sits alongside the sitting room on a split level, offering a practical and functional layout. The cottage enjoys attractive gardens at front and rear. The established west facing rear garden offers a peaceful setting ideal for relaxing or entertaining. A gravel path leads both to a useful shed and to the off- street rear parking area with private shared access. There is potential to construct a garage subject to the usual permissions.

In all, Primrose Cottage is a charming character home.



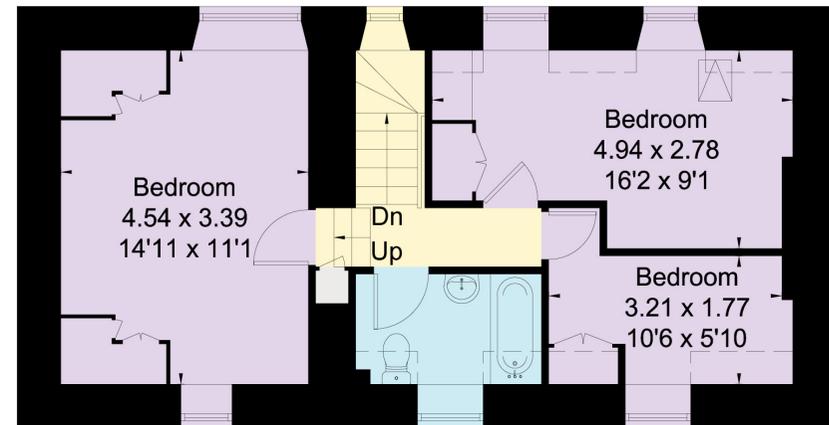
PRIMROSE  
COTTAGE

Approximate Floor Area = 109.4 sq m / 1177 sq ft



Ground Floor

= Reduced head height below 1.5m



First Floor



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 #102880

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)



Helen Waddilove

01451 600610

[helen.waddilove@knightfrank.com](mailto:helen.waddilove@knightfrank.com)

**Knight Frank Stow-on-the-Wold**

Brett House, Park Street

GL54 1AG

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs dated march 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



**Knight  
Frank**

