

# Chestnut Court, Wyck Rissington, Gloucestershire

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# A beautiful Cotswold stone home in generous mature gardens overlooking adjoining countryside.

## Location

Wyck Rissington is one of the prettiest villages in the Windrush valley, a designated Area of Outstanding Natural Beauty. The village is peaceful with a number of attractive Cotswold stone homes overlooking the village green. The village also benefits from a village hall; St Lawrence's Church and direct access in to the nearby nature reserve with endless off-road country walks along designated footpaths and bridleways.

Bourton-on-the-Water and Stow-on-the-Wold provide day to day amenities including supermarkets, wonderful pubs and well-renowned restaurants.

Daylesford Organic Farm Shop is just over 4 miles away and more comprehensive facilities can be found in Cheltenham, Cirencester and Oxford. Kingham provides a mainline station (4 miles) with generous parking and trains that run into Oxford and London Paddington from 76 mins.

Schooling in the area is outstanding, with a number of village primary schools nearby and the well-respected Cotswold School as a secondary school choice. Private education is on hand with Kingham Hill and Kitebrook with further options within reach in Cheltenham and Oxford.

Sporting activities in the area include golf at Naunton and Lyneham, racing at Cheltenham, rugby at Gloucester and many other outdoor pursuits including a fantastic network of footpaths and bridleways.



4



3



4



0.8  
acres

EPC

D





## Distances

Bourton-on-the-Water 2 miles, Stow-on-the-Wold 3.5 miles, Kingham Station 6.5 miles (London Paddington from 76 minutes), Cheltenham 17 miles, Oxford 28 miles. (Distances and times are approximate)

## Chestnut Court

Chestnut Court is a substantial detached home in approximately 0.8 acres. The property is located in the heart of the village but in a secluded position with glorious countryside views.

The accommodation throughout the house is generous with the ground floor offering a welcoming entrance hall, drawing room with fireplace, dual aspect and doors leading onto the garden, dining room, kitchen breakfast room with double doors onto the terrace. Adjacent to the kitchen is the sitting room with playroom / study beyond. Also on hand is a cloakroom, utility room and generous boot room.

On the first floor the spacious landing leads onto the well laid out bedroom accommodation which includes a principal bedroom suite with en suite bathroom and dressing room. Three further bedrooms are provided, one being a large double bedroom with en suite and two further double bedrooms with a family bathroom. It is worth noting that the fifth bedroom / dressing room can be accessed via external tallet steps and with some reconfiguration with the en suite, could provide great guest accommodation.











## Garden and Grounds

Outside the property enjoys a generous gravelled drive with parking for several vehicles. The mature landscaped gardens run alongside the house to the rear and are well stocked with a range of well planted borders with mature shrubs and trees providing privacy around the boundary of the garden.

## Property Information

**Tenure:** Freehold.

**Services:** The property benefits from mains water, electricity and drainage with oil fired central heating. Gigaclear fibre broadband is connected, speeds available up to 900mbps.

**Local Authority & Council Tax Band:** Cotswold District Council. Telephone 01285 623 000. Council Tax band - G

**EPC:** Band D

**Directions:** Postcode - GL54 2PN  
What3words - ///canine.ozone.rehearsed

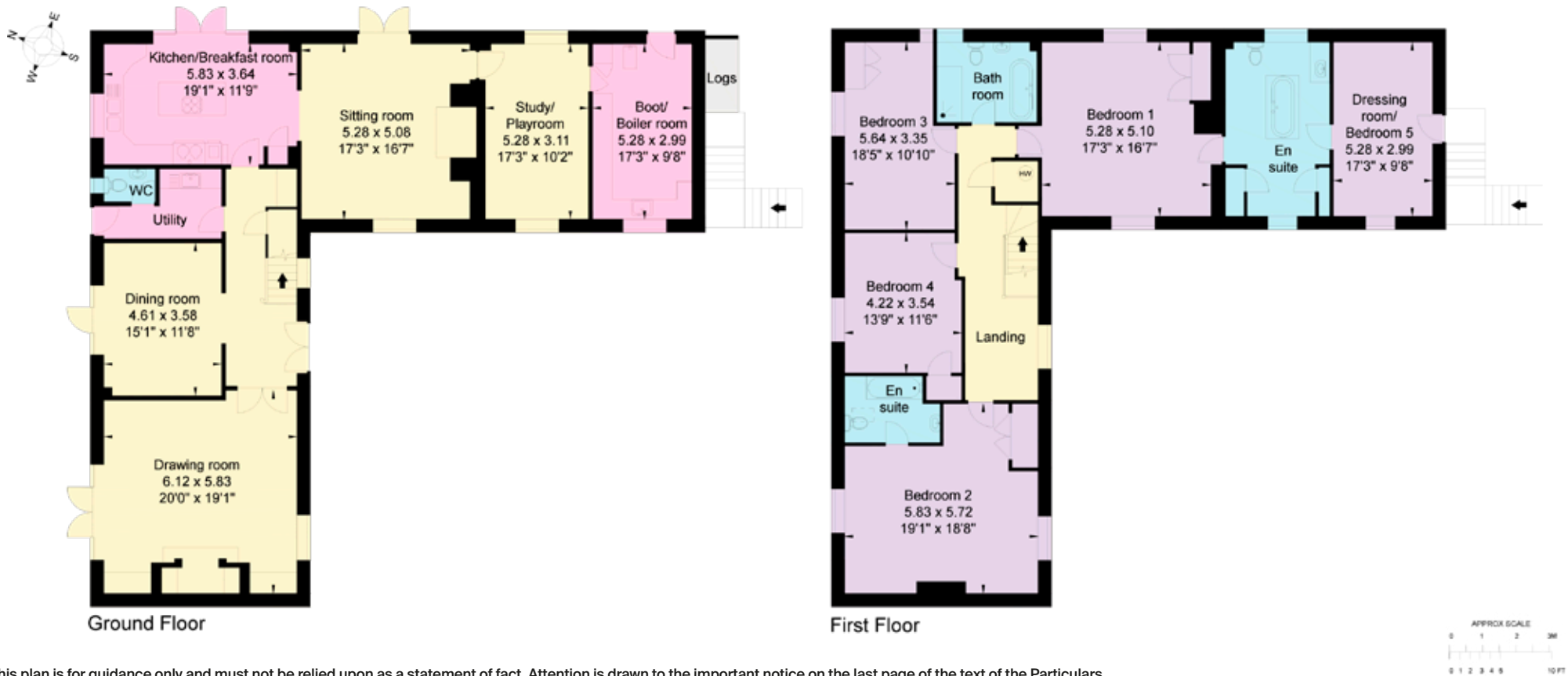
## Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.



## Approximate Gross Internal Floor Area

320 sq m / 3,445 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 the text of the Particulars.

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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 March 2024. Photographs and videos dated February 2024.

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