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ESTATE AGENTS



6 Westland Close, Upper Rissington, Cheltenham, GL54 2RF

Guide Price £465,000, Freehold

### Property Description

Positioned in a leafy cul-de-sac location in a quiet residential backwater away from mainstream traffic with attractive views over trees and partly screened in a cloak of mature foliage, this detached, two-storey, three bedroom family home has been beautifully maintained since it was built in 2016 and is strongly recommended for internal inspection.

It is rare to find a property so well screened and in a quiet location within a modern development that has matured beautifully since its conception, the area offering its own primary school, a small range of shops, a clubhouse and some recreational areas.

The property itself has a spacious living room with a bay window, a full-width diner kitchen with a good range of units and integrated appliances and double doors opening on to the well-screened south easterly facing rear garden. At first floor level there are two double and a single bedroom, two bathrooms, including an ensuite shower room to the master bedroom. The property has gas fired central heating, a pressurised hot water system with a thermostat zoned for ground and first floor level and sealed unit double glazing. Externally there is an attractive enclosed rear garden, off-street parking for two vehicles on a block paved driveway and a detached single garage.

Upper Rissington is located within a few miles of the picturesque village of Bourton-on-the-Water, around six miles north of Burford, one of the most popular towns in the North Cotswolds. It is also within close proximity of the market town of Stow-on-the-Wold. The renowned Cotswold secondary school is located in Bourton-on-the-Water. Kingham train station is approximately 15 minutes drive with direct access to Oxford and London Paddington.

The property offers vacant possession on completion and is in good decorative order throughout.

### Accommodation comprises:

#### Side Entrance Hall

Oak-style linoleum flooring, easy staircase rising to first floor. Single radiator.

#### Ground Floor Cloakroom

Two piece suite in white, low flush w.c., pedestal wash hand basin. Single radiator. Built-in extractor.

#### Front Living Room

(18' 02" x 11' 02") or (5.54m x 3.40m)

Dual-aspected room, westerly-facing bay window to front, northerly-facing side window, both with louvred shutters. Two double radiators. Particularly attractive aspect to the side overlooking treescape and gardens.

#### Rear Kitchen/Dining Area

(18' 02" x 12' 11") or (5.54m x 3.94m)

With matching flooring to the hallway, double radiator. Double doors opening on to south-easterly facing rear garden, attractive outlook over treescape. Louvred shutters to one window.

#### Kitchen

Parquet wood grain effect laminate work tops fitted to two sides. Ceramic tiled floor. Integrated dishwasher. Integrated Electrolux washing machine. Integrated Zanussi fridge with freezer below. Two-tier pan drawer. five separate base units. Seven matching wall-mounted units, one housing Potterton ProMax gas fired central heating boiler. Window overlooking garden with louvred shutter. Inset 1 1/2 stainless steel sink unit with single drainer and mixer tap. Four ring gas hob with built-in AEG electric circatherm oven below, externally ducted cooker hood above. Attractively tiled surround to work surfaces and inset spotlights to the ceiling. Two-tier larder cupboard beside fridge and walk-in larder cupboard with consumer unit.

#### First Floor Landing Area

Gallery-style landing with batoned balustrade. Single radiator. Built-in airing cupboard with HeatRae Sadia pressurised hot water system.

#### Rear Bedroom 1

(12' 11" x 10' 11") or (3.94m x 3.33m)

Dual-aspected room with northerly and southerly aspected windows. Single radiator. Full height double built-in mirrored door wardrobe. T.v. aerial point.

#### En Suite Shower Room / WC

Three piece suite, wall-mounted wash hand basin, close coupled low flush w.c. Fully tiled shower cubicle with folding glazed screen and thermostatic shower. Ceramic tiled floor. Ladder-style chrome heated towel rail and radiator. Built-in extractor.

#### Family Bathroom/W.C.

Three piece suite in white, wall-mounted wash hand basin, close coupled low flush w.c. Panelled bath with thermostatic shower and glazed shower screen. Ceramic tiled floor. Ladder-style heated towel rail and radiator. Shaver point. Built-in extractor.

#### Front Bedroom 2

(11' 04" x 8' 10" ) or (3.45m x 2.69m)

Dual-aspected room with attractive outlook over gardens. Single radiator, t.v. aerial point.

#### Front Bedroom 3

(8' 11" x 7' 10" ) or (2.72m x 2.39m)

Single radiator.

#### Outside

#### Rear Garden

(50' 2" x 27' 6") or (15.30m x 8.37m)

Flagged patio immediately adjacent to the property perfect for alfresco dining. Totally enclosed area with fencing and stone wall to one side and maturing apple trees. Separate timber cabin, approximately 10 metre x 8 metre. Water butt. Outside power point. Outside water tap.

#### Side Driveway

Block paved area with off-street parking for two vehicles.

#### Garage

(20' 0" x 9' 9") or (6.10m x 2.97m)

Metal up-and-over door, power and light installed. Isolator switch for garden lighting.

#### Front Garden

Open-plan area with box hedging to the front. Mainly laid to lawn with flower beds.

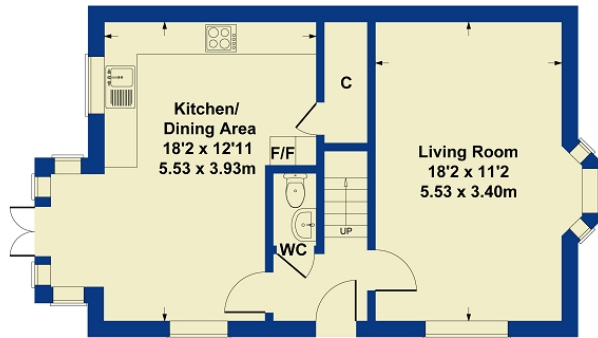




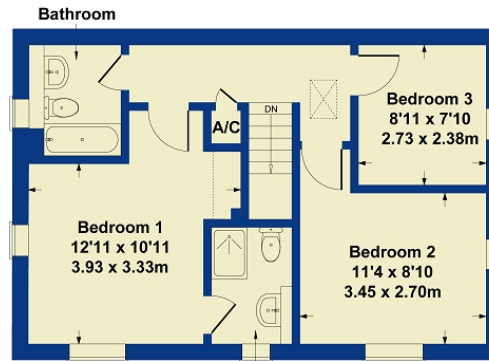


## 6 Westland Close, Upper Rissington, Cheltenham, GL54 2RF

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



GROUND FLOOR



FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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## Directions

From our Moreton-in-Marsh office, turn left continuing south along the A429 (The Fosseway), for approximately five miles continuing through the traffic lights at Stow-on-the-Wold after which, turning left towards Burford. After approximately two miles turn right signposted Little Rissington and at the top of the hill turn left and immediately right for approximately one mile to the roundabout. Take the first turning on the left in to Mitchell Way continuing straight over the following mini-roundabout, passing the primary school on the left-hand side, follow the road around to the right, taking the third turning on the left in to Proctor Way and the second turning on the left in to Westland Close. This is the first property on the right-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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HOLMANS  
ESTATE AGENTS

Barklays House, High Street, Moreton in Marsh, GL56 0AX  
Tel: 01608 652345

Email: [sales@holmansestateagents.co.uk](mailto:sales@holmansestateagents.co.uk)  
[www.holmansestateagents.co.uk](http://www.holmansestateagents.co.uk)

121 Park Lane, Mayfair, London W1K 7AG  
Tel: 02074 098391