



1896

10
CLOVEY
COTTAGE

HAYMAN-JOYCE

CLOVER COTTAGE

10 WYCK RISSINGTON
CHELTENHAM
GLOUCESTERSHIRE
GL54 2PN

MOST DELIGHTFUL TERRACED
COTTAGE, IN THE HEART
OF THIS CHARMING
COTSWOLD VILLAGE.

WYCK RISSINGTON

An unspoilt picturesque Cotswold village spread out along a central village green with duck pond and Victorian drinking fountain

Church of St. Laurence built in the 12th Century
Village hall hosting a range of community events

Bourton-on-the-Water is approx. 1.5 miles away and has a host of shops and amenities for day-to-day needs, together with The Cotswold School, an 11 to 18 academy school

Other centres within easy reach are Cheltenham (17.5 miles), Cirencester (18), Gloucester (25) and Oxford (28.5)

Daylesford Organic Farm Shop is about 7.5 miles

Guide Price £525,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- This pretty south-west facing Cotswold stone terrace of cottages is believed to date from 1896
- Clover Cottage enjoys quintessential Cotswold views across the village green and to countryside beyond, and has good-sized front and rear gardens and an off-street gravelled driveway with twin five-bar gates
- The accommodation is beautifully presented throughout, with a number of improvements such as bespoke wooden window shutters
- The front door leads to a small hall with stairs to the first floor, and a door to the sitting room
- Elegant sitting room with an attractive fireplace with wooden surround, stone inserts and a fitted electric fire, bespoke recessed wooden shelving with integrated base cupboards and west facing windows looking over the landscaped front garden
- The modern fitted kitchen/dining room offers a good selection of wall and base units, laminated work surfaces, integrated eye-level electric oven, integrated fridge, halogen hob, space and plumbing for washing machine and dishwasher, an inset stainless-steel sink in front of the window overlooking the pretty north-east facing cottage garden, and understairs cupboard
- To the first floor, the principal double bedroom and bedroom three enjoys views overlooking the rear garden, whilst the second bedroom has an original cast-iron fireplace, and enjoys lovely views across the village green
- Bedroom three could also be used a lovely study/home office, if required
- All three bedrooms are serviced by the stylish shower room which consists of a shower cubicle with shower over, low-level wc and vanity wash-hand basin
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,600 pcm

OUTSIDE

- Approached over a shared gravelled drive across the village green, a pair of five bar gates lead onto the private gravelled driveway, with a brick-paved pathway to the front door and a lawned area, with the whole enclosed by high hedgerow and laurel hedging
- The pretty main garden is situated to the rear of the cottage, and has a terrace with steps rising to the lawned area with plant and shrub borders, drystone walling to the foot of the garden backing onto woodland, with the whole enjoying a good degree of seclusion

DIRECTIONS

- From Stow-on-the-Wold head south and after approx. 2.5 miles turn left signposted Wyck Rissington
- On reaching the village continue through and Clover Cottage will be found on the left opposite Mace's Farmhouse
- what3words: pastime.metals.legroom

OUTGOINGS

- Currently assessed to business rates as the property is run as a holiday let

SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this post code are up to 73.5 Mbps if provider is BT
- Gigaclear broadband fibre to premises is available with speeds up to 900 Mbps upload and download speeds

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
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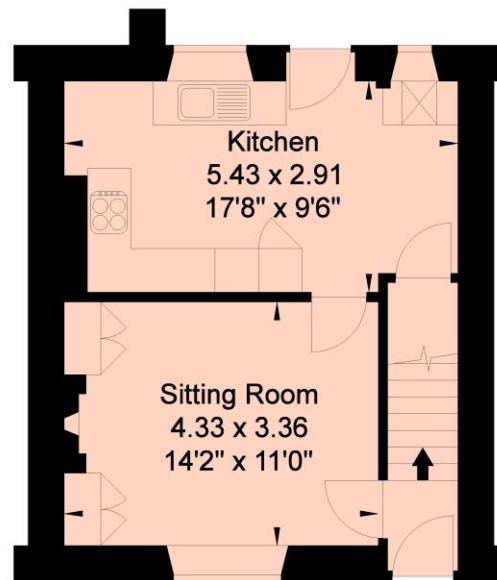
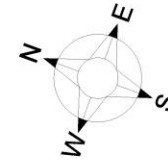


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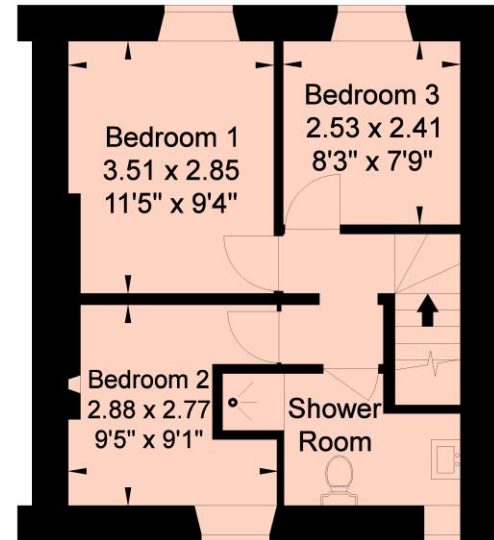
IMPORTANT NOTICE

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2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
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6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

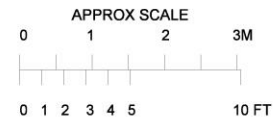




Ground Floor



First Floor



Arrow's denote extent of measurements shown.

Approximate Gross Internal Floor Area
70 sq m (750 sq ft)

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This plan is for guidance only and must
not be relied upon as a statement of fact.

Clover Cottage
10 Wyck Rissington
Wyck Rissington

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k