



6 Beechcraft Road, Upper Rissington, Cheltenham, GL54 2QR

Winkworth

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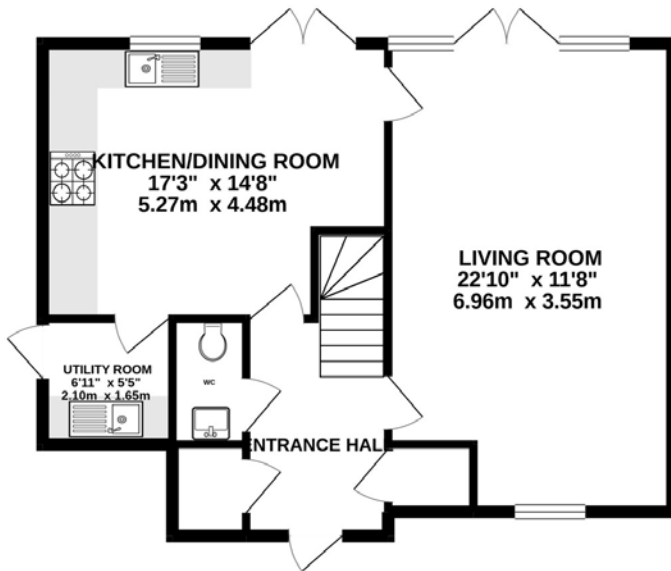
DESCRIPTION

A well-proportioned four-bedroom home on the sought after development of Victory Fields. The property briefly comprises of a large, light entrance hallway with two fabulous storage cupboards and a ground floor WC leading to the dual aspect living room. The living room has French doors leading into the rear garden and a fabulous kitchen dining room and separate utility. On the first floor there are three generously size bedrooms, a family bathroom and finally the master bedroom with an en-suite bathroom.

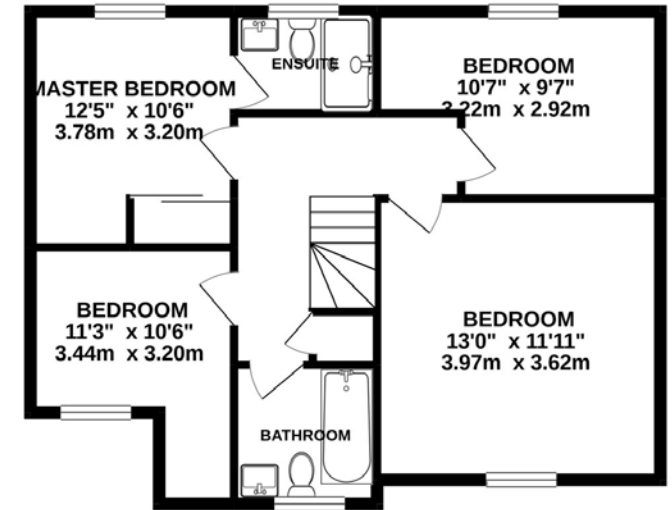
LOCATION

Upper Rissington is located within an 'Area of Outstanding Natural Beauty' which combines the delights of living in the peaceful, unspoilt countryside location yet offers the convenience of local village life. The village amenities boast: a village shop, pharmacy, gym, café, village hall and reputable primary school. A bus service offers links to Bourton on the Water for catchment to the outstanding Cotswold School.

GROUND FLOOR
917 sq. ft. (85.2 sq. m.) approx.



1ST FLOOR
635 sq. ft. (59.0 sq. m.) approx.



TOTAL FLOOR AREA : 1552 sq. ft. (144.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Winkworth estate agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(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