

# MANOR FARM

— LITTLE RISSINGTON —







## MANOR FARM, LITTLE RISSINGTON, GL54 2ND

Kitchen/ Dining room • Drawing room • Sitting room • Living room  
Study • Boot room • Utility • 5 Bedrooms • 3 Bathrooms  
Landscaped garden • Terrace • Private parking

# A stunning semi-detached Cotswold stone house in the heart of the village

### Location

Manor Farm is superbly positioned in the heart of Little Rissington, a quintessential village in the North Cotswolds. This stunning village is home to traditional Cotswold properties in a Conservation Area within the Cotswolds Area of Outstanding Natural Beauty.

Beautiful Great Rissington is just 2.5 miles away with a wonderful church, thriving primary school, cricket club and village pub.

Nearby Stow-on-The-Wold, Bourton-On-The-Water and Northleach all provide an excellent range of local facilities

including a range of boutique shops, supermarkets, primary and secondary schools, pubs and restaurants.

Burford offers various weekly markets and attractions such as the Burford Garden Centre and The Cotswold Wildlife Park.

Daylesford Organic Farm Shop, a short drive east, is set in enchanting grounds and has a delicious restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa.

A little further afield is Soho Farmhouse, the spectacular members club set in 100

acres of stunning Oxfordshire countryside.

Nearby Cheltenham not only offers an array of excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals and, of course, horse racing. The latter can also be enjoyed in Stratford-upon-Avon and Warwick.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools, as well as a wide range of impressive private schools: Rendcomb College, Hatherop Castle, The Cotswold School, St Hugh's, Kitebrook, Beaudesert Park, Westonbirt, Cheltenham College and

Cheltenham Ladies College to name a few.

The A40 provides excellent access to Oxford and the M40, and Cheltenham gives access to the M5. Regular and fast train services are available to London Paddington from Charlbury and Kingham stations.

The property is well located for outdoor activities, with golf at Burford and Naunton Downs; as well as a plethora of footpaths and bridleways throughout the exquisite Windrush valley.

## Description

Manor Farm is a stunning semi-detached Grade II Listed Cotswold home in the heart of a fabulous village. The house has been elegantly renovated with creative flair and an emphasis has been put into making the house a welcoming home with fabulous space and an abundance of natural light throughout. The original features are stunning.

The bespoke kitchen/dining room is a beautiful room in which to entertain family and friends and host dinner parties. Bi-folding doors lead to the garden allowing for indoor/ outdoor living in the warmer months. The kitchen is well equipped with all the necessary modern appliances and there is plenty of storage and work top space. The larder is the cook enthusiast's dream!

The reception rooms flow superbly off the main hallway with each room having been curated with comfort in mind. The drawing room is ideal when hosting guests and the sitting and living rooms are cosy and welcoming rooms for everyday living and are ideal for family movie nights or quiet afternoons in front of the fire with a good book. The wood burners and open fireplaces add extra warmth in the colder months. The study is spacious and ideal for working from home. The laundry room keeps the piles of washing out of sight and the utility room is the perfect spot for muddies wellies after a country walk exploring the Cotswold countryside.

The first floor comprises four bedrooms and two bathrooms, all with views to the front or rear gardens. The principal bedroom is on the second floor and is beautifully proportioned with a dressing area and an en suite bathroom. The rooms offer ample discreet storage.

The landscaped garden is predominantly laid to lawn and enclosed with delightful Cotswold stone walling. The terrace area is superb for al fresco dining and summer entertaining. There is private gravel driveway parking to the rear of the house.



*Bourton-on-the-Water 7 miles  
Northleach 11 miles  
Burford 7 miles  
Kingham 6 miles (direct train  
to London Paddington)  
Charlbury 13 miles (direct train  
to London Paddington)  
Cheltenham 19 miles  
Oxford 26 miles*

*All distances and times are approximate*











## General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water, electricity and drainage.  
Oil-fired central heating.

Viewing: Strictly by appointment through  
Sharvell Property Ltd.

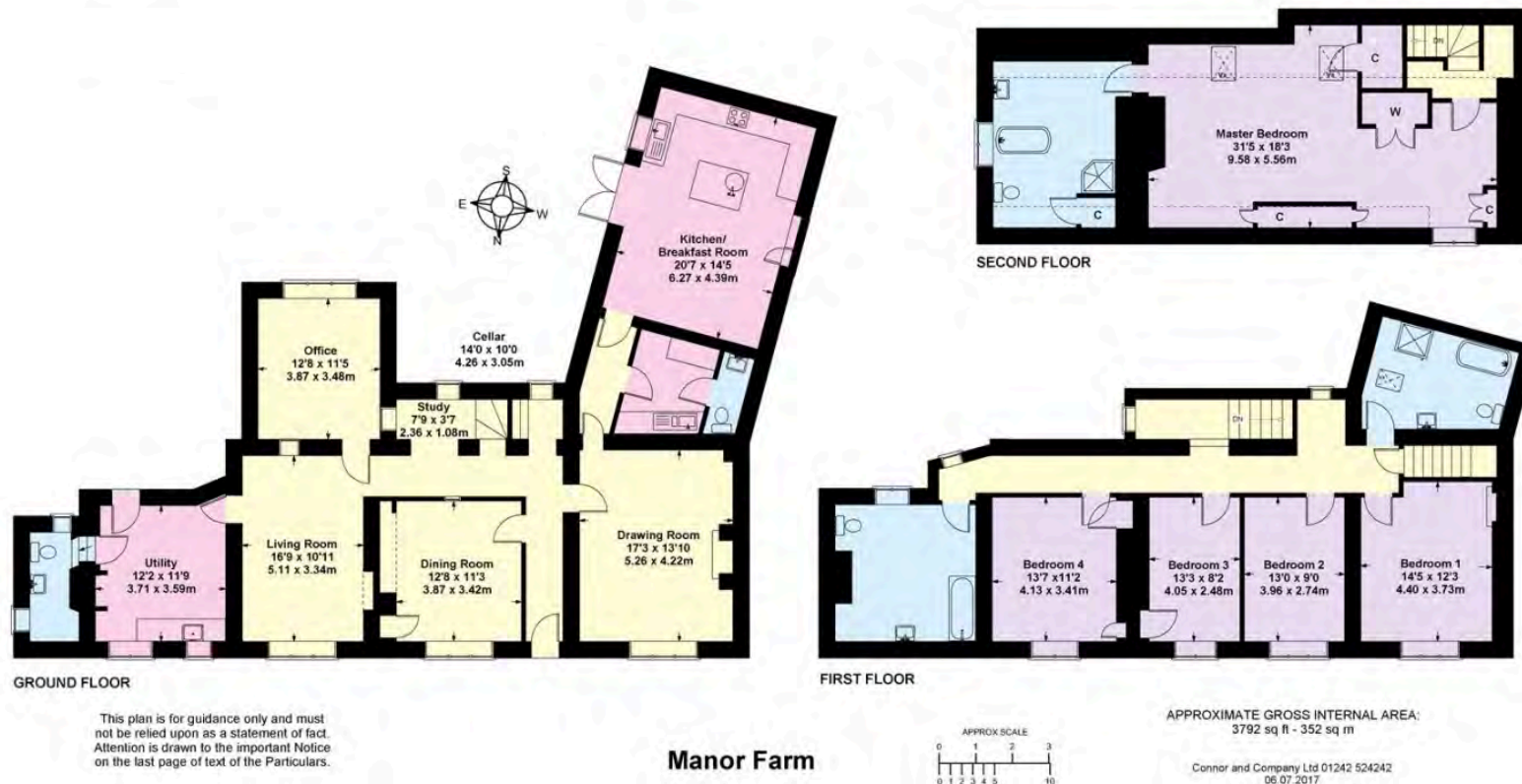
Fixtures and Fittings: Some mentioned in  
these sales particulars are included in the sale.  
All others are specifically excluded but may be  
made available by separate negotiation.

Local Authorities: Cotswold District Council,  
Trinity Road, Cirencester, Gloucestershire. Tel:  
01285 643000. Council Tax Band G. EPC rating E.









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