



Upper Rissington
GL54 2LY

cj HOLE

10 Southgate Court, Upper Rissington, Cheltenham, GL54 2LY

A beautifully presented three-bedroom home, quietly tucked away within the small enclave of Southgate Court in the heart of Upper Rissington, offering over 1,000 sq. ft. of accommodation, a stylish refitted kitchen, master bedroom with en-suite, private gardens, garage and two designated tandem parking spaces.

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- brand new front door to entrance hall • sitting/dining room • refitted kitchen • master bedroom with en-suite bedroom
- luxurious new shower room • enclosed frontage and south facing rear garden • two designated tandem parking spaces
- garage • electric infrared panel heating • quiet, tucked away setting • small enclave of homes • excellent village amenities
- ideal first-time buy, downsize or investment opportunity • service charge £500pa • council tax band C

£275,000 Freehold

Description

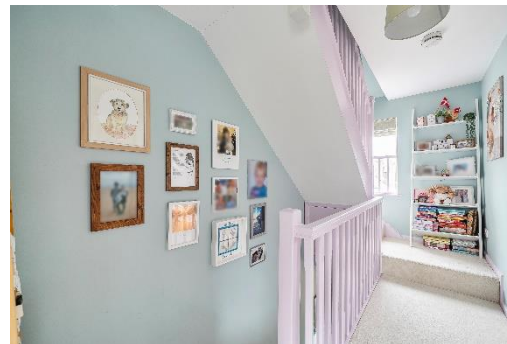
A stylish and thoughtfully updated home offering just over 1,000 sq. ft. of well-proportioned accommodation arranged over three floors. The property has been significantly upgraded by the current owners since they purchased in 2022, creating a fresh and contemporary home with versatile living space. Situated within Southgate Court, a small and particularly peaceful enclave of homes tucked away in the heart of Upper Rissington, the property enjoys a quiet and private setting away from passing traffic, while remaining within easy walking distance of the village amenities. The ground floor comprises an entrance hall, stylish kitchen and spacious sitting/dining room with French doors opening onto the garden. The first floor provides two bedrooms and a stunning new shower room, while the second floor is dedicated to the principal bedroom, complete with en-suite bathroom. Improvements made by the current owners include a new kitchen, new shower room, internal doors and front door, together with new carpets and replacement flooring to the kitchen, hallway, bathroom and bedrooms. The property has also been redecorated throughout, creating a fresh and contemporary feel. There is no mains gas supply, with heating provided by economical electric infrared panel heaters. A new electric water heater has also been installed. Mains electricity and water. Drainage is via a private sewage system managed by a central management company, with an annual service charge of approximately £300 per annum.

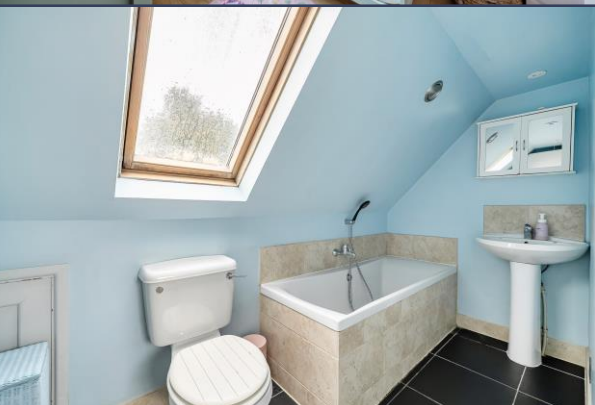
Outside

The front garden has new Cotswold stone chippings and new fencing. The enclosed south facing rear garden provides a private low maintenance outdoor space for relaxation and entertaining. The property further benefits from two designated tandem parking spaces and a garage.

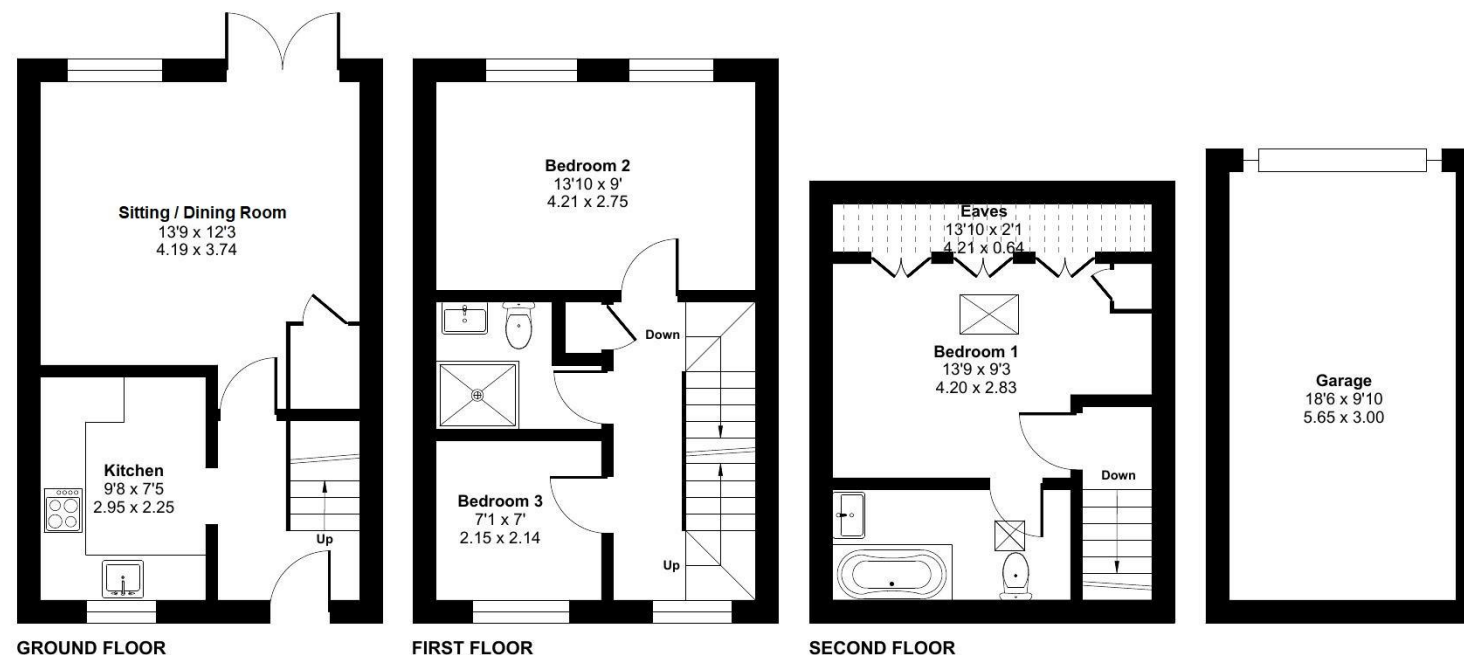
Situation

Upper Rissington is situated within an Area of Outstanding Natural Beauty, combining peaceful, unspoilt countryside with the convenience of village life. Southgate Court is quietly positioned within the village, offering a tucked-away and traffic-free setting, whilst remaining conveniently placed for the amenities available locally. Both Stow-on-the-Wold and Bourton-on-the-Water are approximately 4 miles away, each offering a good selection of pubs, restaurants, shops, banking facilities, a doctor's surgery and other everyday amenities. Within a short walk of the property are several shops, a gym and a pharmacy, together with the well-regarded Rissington School. There are also excellent secondary schools in the surrounding area, including the Cotswold School and Burford School. Good transport links are provided by regular bus services to Cheltenham, Gloucester and Cirencester. Rail services to London Paddington are available from both Kingham and Moreton-in-Marsh, while the A40/M40 provide excellent road connections to Oxford, London and the wider motorway network.



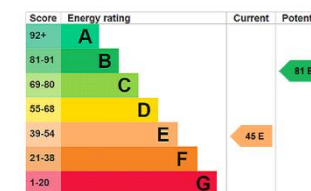


Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for CJ Hole. REF: 1520015

Approximate Area = 997 sq ft / 92.6 sq m
 Limited Use Area(s) = 36 sq ft / 3.3 sq m
 Garage = 182 sq ft / 16.9 sq m
 Total = 1215 sq ft / 112.9 sq m
 For identification only - Not to scale



VIEWING
 Strictly by prior appointment with CJ Hole

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HOURS OF BUSINESS
 Monday to Friday 9.00am to 5.30pm
 Saturday 9.00am to 4.00pm

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