



Offers in Region of £750,000

This Seventeenth-century, Grade 2 listed Cotswold stone cottage in the centre of Stow-on-the-Wold has been operating as a successful guest house but would also make a lovely family home. There are four bedrooms — three with ensuite shower/bath — four reception rooms and a charming, enclosed garden.

Description:

From the entrance hallway there are two reception rooms which have period features including original beams, fireplaces, an exposed Cotswold stone wall and fitted wooden cupboards/glass-fronted shelving. There is a convenient cloakroom/toilet and stairs that lead down to the basement which could serve as office or storage space.

A key feature of the property is the well-equipped kitchen and adjacent utility room. There is a utensil rack, double-sized cooker, and sink. Door to the garden and door to dining room.

Behind the kitchen at the rear of the property are two rooms currently used as a dining room and a family / living room, with French doors leading to the garden. There are separate stairs leading to a good-sized bedroom with a living/dressing area and ensuite shower room.

The main upstairs accommodation is accessed from the entrance hallway. There is a double bedroom with ensuite shower and walk-in wardrobe; a single bedroom; and a family bathroom with a shower above the bath.

On the second floor is another double bedroom with fitted cupboards, a sitting/dressing room and ensuite shower.

The property was modernised and refurbished in 2011 but retains period features such as original beams.

Outside:

The property fronts onto Sheep Street. At the rear there is an enclosed garden, with a fabulous summer house; well-stocked, colourful flower beds; an assortment of shrubs and small trees; an attractive paved area and a shed.

Neighbourhood:

The property is in the centre of the delightful Cotswold town of Stow-on-the-Wold. There is an excellent range of shops, tearooms, cafés, pubs, restaurants, a post office, and other amenities all within easy walking distance. A Tesco superstore is a three-minute drive away.





Location:

There are railway stations at Moreton-in-Marsh and Kingham, both of which are about five miles from the property. The train services run south-east to Oxford, Reading and London; and north-west to Worcester and Hereford.

The Fosse Way (A429) runs through Stow, giving access south to Cheltenham (19 miles), and north to the M40, Leamington and Coventry. Oxford is about 30 miles away.

The area around Stow is blessed with gorgeous villages, glorious country walking, several sports and leisure facilities, fabulous gastro pubs and a range of other attractions, including a theatre at Chipping Norton (9 miles); Chastleton House National Trust property (6 miles); Daylesford organic farm shop and café (4 miles); and Bourton House Garden, the Batsford Arboretum and falconry centre (6 miles).

Situation & Property Information:

- Freehold
- Council tax band E — £2,419 — Cotswold District Council

Viewings:

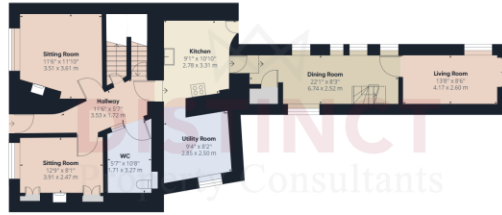
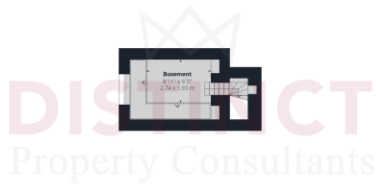
Strictly by appointment only. Strictly by appointment only. Due to Government requirements, prospective buyers are asked to wear masks when viewing a property.

Agents` Disclaimer:

Distinct Property Consultants is the seller`s agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the tenant (s)` interests to check their working condition.

To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds.



Floor -1 Building 1

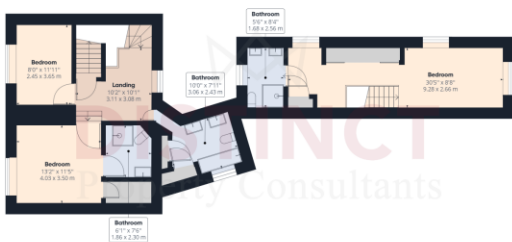
Floor 0 Building 1

Approximate total area⁽¹⁾

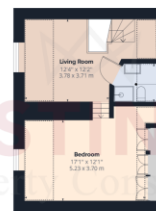
2333.14 ft²
216.76 m²

Reduced headroom

192.56 ft²
17.89 m²



Floor 1 Building 1



Floor 2 Building 1

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- 4 Bedrooms
- 3 En-Suite Bathrooms
- Family Bathroom
- 2 Sitting Rooms
- 1 Living Room
- 1 Dining Room
- Kitchen
- Garden
- Cellar

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	