

4 St Edwards Drive, Stow-on-the-Wold



Beautifully presented Large family home, close to the town centre

Stow-on-the-Wold is one of the most renowned towns in the North Cotswolds. This former wool town offers a wide selection of excellent shops, pubs and restaurants. The town is well situated to provide good access via road and rail to Birmingham to the North and to London to the South. Stow-on-the-Wold provides day-to-day amenities, including a large supermarket, a doctor's surgery, a dentist and various other facilities. Daylesford Organic Farm shop and Soho Farmhouse are nearby. More comprehensive facilities can be found in Cheltenham, Stratford-upon-Avon, Oxford and Banbury. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Lyneham, Broadway and Burford, and rugby at Gloucester. There are also fantastic walks, including The Cotswold Way. Stow has an excellent primary school and feeds into the renowned Ofsted outstanding Cotswold Academy for secondary education.

Distances

Moreton-in-Marsh 4 miles, Kingham 5 miles (trains to London Paddington from 76 mins), Burford 7 miles, Cheltenham 20 miles, Cirencester 22 miles, Oxford 25 miles (Distances and times are approximate).



The Property

4 St Edwards Drive is set back from the road and approached over a wide driveway. The property has been upgraded and renovated to an extremely high standard by the current owners and offers an exceptional family home.

The front entrance porch leads through to a spacious entrance hall with fitted cupboards and a step up to the cloakroom. To one side of the hall is the spacious double-aspect sitting room with a central fireplace and stone fire surround, inset with a log-burning stove. Doors lead out to the rear terrace. No doubt, the heart of the home is the fantastic open-plan kitchen/dining/family room, which is flooded with natural light. This extremely well-appointed kitchen has a large central island with a full range of bespoke units with quartz worktops. Integrated appliances include double ovens, warming drawer, microwave, induction hob with extractor over, dishwasher and fridge/freezer. Plantation shutters are found in the windows, and large bi-fold doors cleverly divide the dining area from the sitting room, making this a wonderful entertaining space.

A useful utility room can be found off the kitchen with a range of units with space and plumbing for a washing machine and tumble drier and a door out to the side terrace. There is also a further downstairs cloakroom with a shower.

Upstairs, the principal bedroom suite has a wall of wardrobes and en suite shower room. There are three further double bedrooms, all with wardrobes and a family bathroom with bath and shower above. The study with fitted bookcase is also on the first floor. Accessed by a loft ladder, the second floor has two further rooms with plumbing that could be converted to further accommodation.





Services

Mains water, gas, electricity and drainage are connected.

Tenure

Freehold

Local Authority

Cotswold district council, Tax band D

Guide price £850,000





Outside


The large terrace, surrounded by Cotswold stone walling, runs the entire length of the house which is ideal for al fresco entertaining. Stone steps lead up to the main garden area which is mostly laid out lawn and surrounded by mature hedging, shrubs and trees. A further terrace also sits halfway up the garden offering another sunny spot to sit out. There is also a useful garden store. Number 4 is approached over a wide driveway enclosed with hedging, and parking for several vehicles.

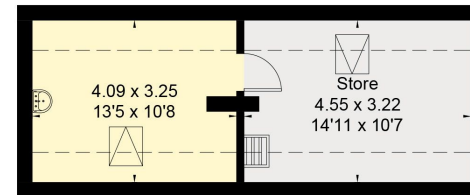


Approximate Area = 224.1 sq m / 2412 sq ft

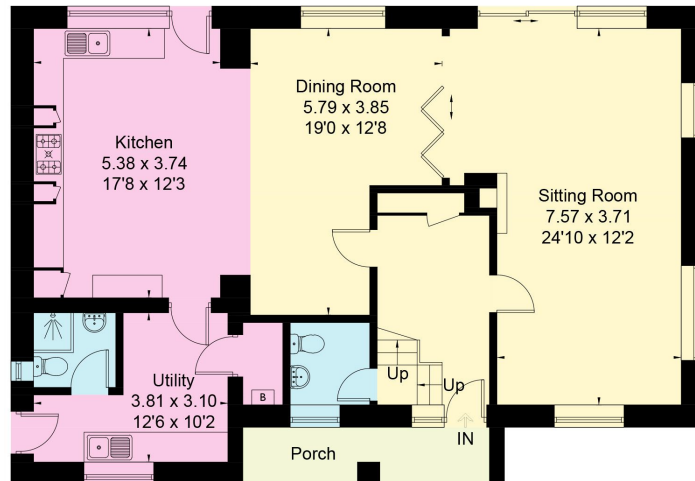


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

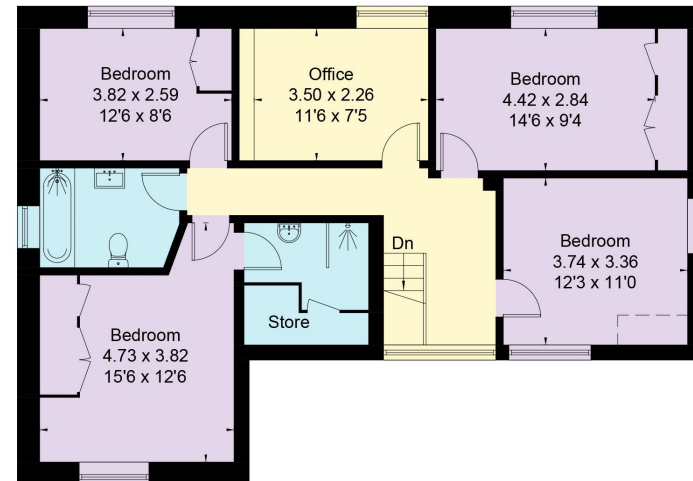
 = Reduced head height below 1.5m



Second Floor



Ground Floor



First Floor

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I would be delighted to tell you more
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