



The Hollies, Stow-on-the-Wold



A substantial modern home with exceptional views in 4.5 acres

Stow-on-the-Wold is one of the most renowned towns in the North Cotswolds. The 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 in the north and London in the south. Stow-on-the-Wold provides day-to-day amenities, including a large supermarket, with Daylesford Organic Farm shop nearby and more comprehensive facilities in Cheltenham, Oxford and Banbury.

Schooling in the area is outstanding and includes Stow Primary, Kitebrook, Tudor Hall, Cheltenham College and Cheltenham Ladies College, The Cotswold School, Chipping Campden and Oxford schools including The Dragon, Summerfield's and St Edwards.

Sporting facilities in the area include racing at Cheltenham and Stratford upon Avon, golf courses at Naunton Downs and Broadway, and rugby at Worcester and Gloucester. A fantastic network of footpaths and bridleways is on hand to explore the glorious surrounding countryside.

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



The property

The ground floor provides an exceptional open-plan living experience. It comprises an entrance porch, a dining room, a drawing room, a conservatory, a study, a snug, a kitchen breakfast room and a utility room, with built-in fittings in English sycamore, a boot room and a cloakroom.

Ascending to the first floor unveils a splendid principal bedroom suite boasting panoramic views, with built-in wardrobes, fittings and bed in English chestnut, and an en suite bathroom. Additionally, the main house features three more double bedrooms, each with fitted cupboards and en suite facilities. A sizable fifth bedroom, ideal as a studio office, or annexe to the man house with an en-suite resides above the generously proportioned triple garage, accessible via a separate integral staircase within the main house.

Outside, the property benefits from a lengthy tarmac driveway winding through the grounds, leading to the front of the residence. The majority of the land comprises lush green expanses, complemented by more formal gardens enveloping the house. It's noteworthy that this property is exceptionally rare, given its proximity to town amenities and its extensive land area.

Services

Mains water, drainage, gas and electricity are all in the property.

Tenure

Freehold

Local Authority

Cotswold district council, Tax band G

What3words

Unafraid.Presides.Trying

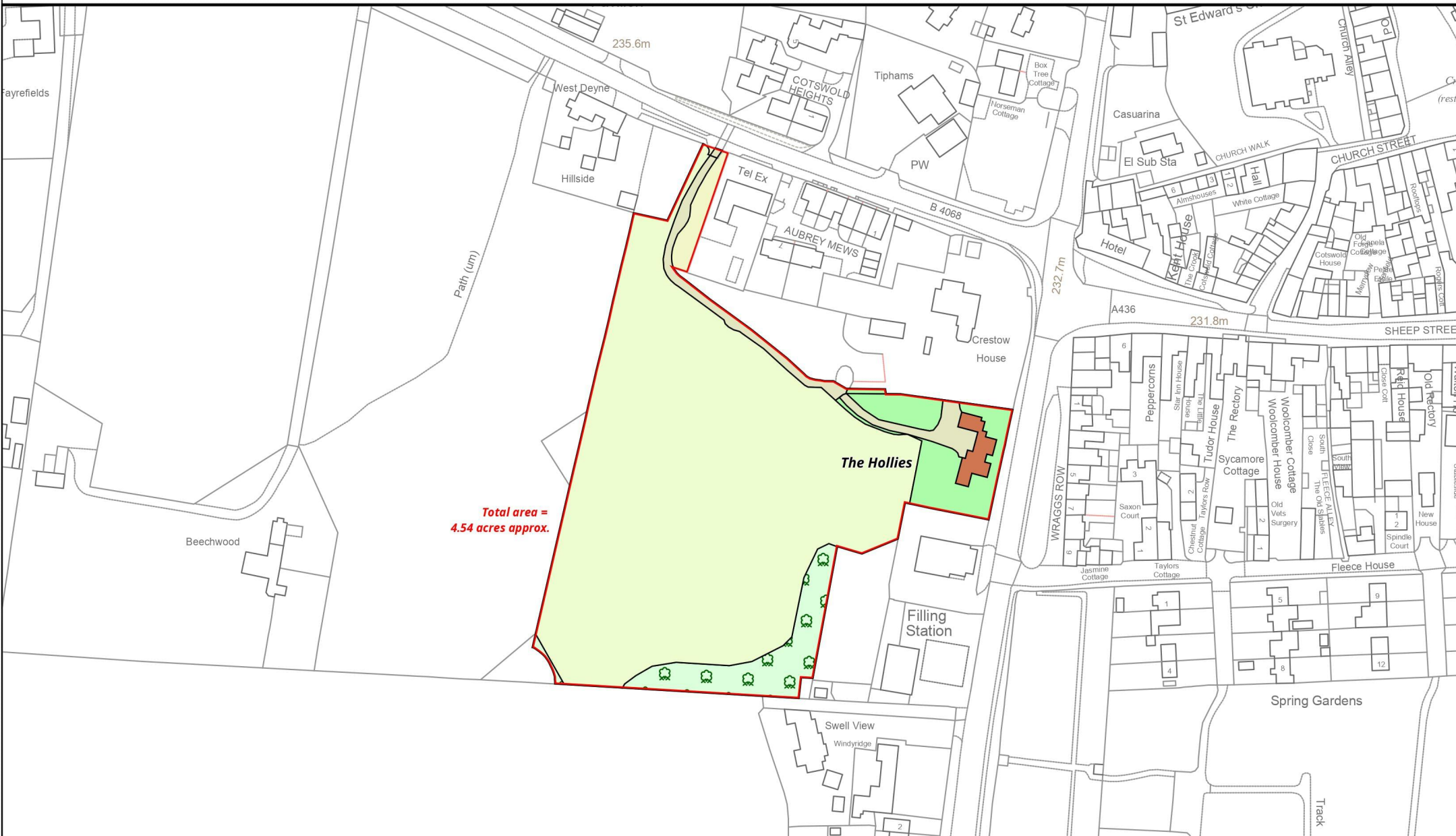








The Hollies



Total area =
4.54 acres approx.

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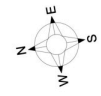
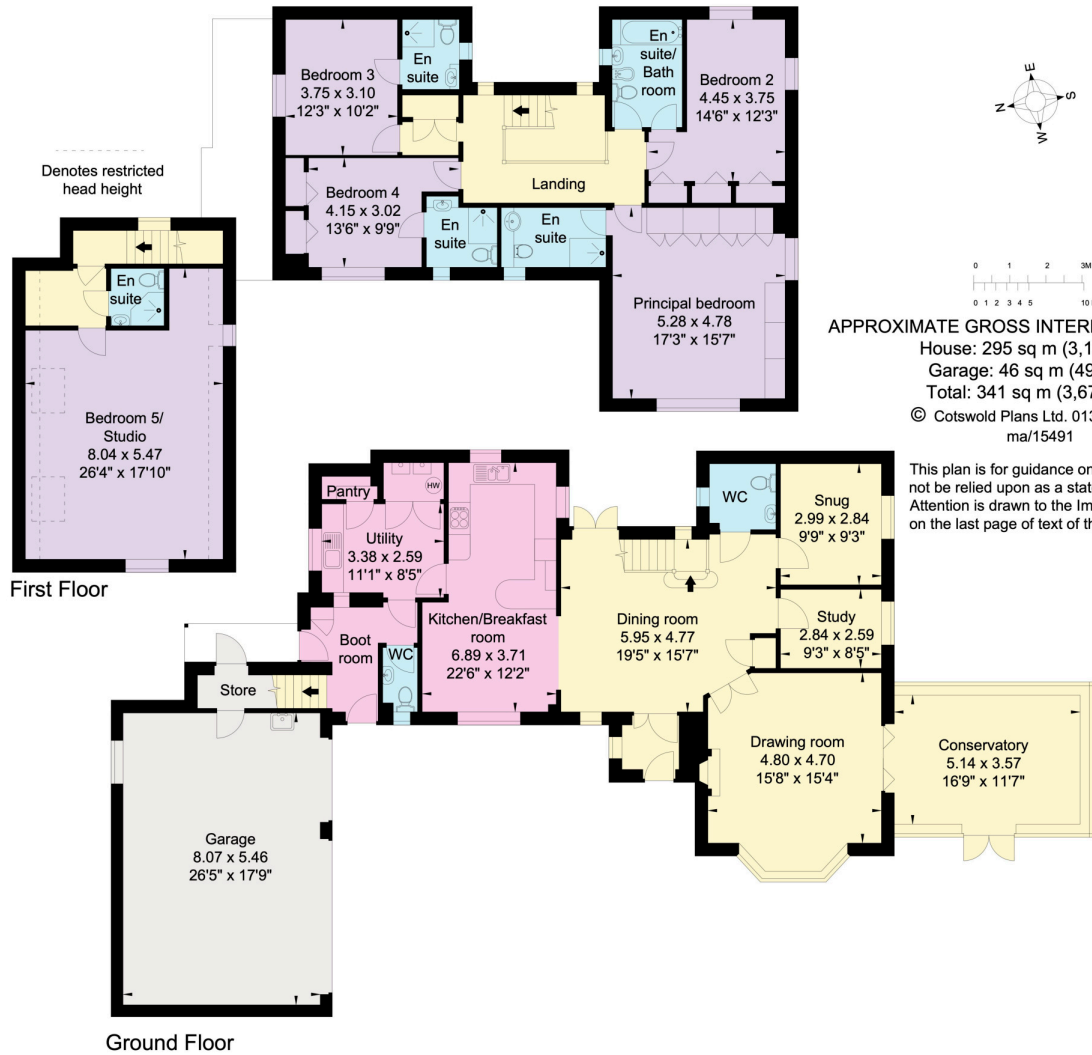
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Date: 07:09:23 Drawn By: CW Scale: 1:2000 @ A4 Plan Ref:

Title
The Hollies

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APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 295 sq m (3,176 sq ft)
 Garage: 46 sq m (496 sq ft)
 Total: 341 sq m (3,672 sq ft)
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 ma/15491

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