



Clematis Cottage, Maugersbury



Clematis Cottage, Maugersbury, Gloucestershire **GL54**

Maugersbury predominantly consists of characterful Cotswold stone properties, with a thriving community and is renowned for its beautiful views. Clematis Cottage is within walking distance of Stow-on-the-Wold, which provides day to day amenities, including a large supermarket, excellent restaurants, coffee shops, public houses and delicatessens. Nearby are Daylesford Organic Farm shop and Soho Farmhouse. More comprehensive facilities can be found in Cheltenham, Stratford-upon-Avon, Oxford and Banbury. Schooling in the area is outstanding, including Kitebrook, Tudor Hall, Cheltenham Boys and Ladies', The Cotswold Academy, Oxford Schools including The Dragon, Summerfields and St Edwards. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Lyneham, Naunton Downs, Broadway and Burford, and rugby at Gloucester and Stow-on-the-Wold RFC.

Distances

Stow-on-the-Wold 0.5 miles, Kingham (trains to London Paddington from 86 minutes) 3 miles, Burford 9 miles, Cheltenham 18 miles, Oxford 27 miles, (Distances and times approximate) Daylesford Organic Shop and The Bamford Club 3.5 miles



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The Property

Clematis Cottage is an attached Cotswold stone property set in the heart of this hugely popular village within a short walk to the centre of Stow-on-the-Wold. The property has undergone extensive refurbishment and renovation and now offers a beautifully stylish and luxurious cottage that will appeal to a wide range of buyers. The welcoming entrance hall leads through to a stylish kitchen and dining room with an extensive range of cabinets, marble worktops and a Belfast sink. Integrated appliances include a dishwasher, fridge and freezer, oven, ceramic hob and extractor fan. The rear hallway provides a useful office space and leads through to the triple aspect sitting room with central fireplace and log burning stove. To the first floor are two well-proportioned double bedrooms with a family bathroom with wood panelling and slipper freestanding bath and a well-appointed shower room.

Outside

Clematis Cottage is approached through impressive gates with pillars either side and sits adjacent to Mangersbury Manor. There is a single open fronted timber carport to one side of the driveway with a garden store. The large landscaped courtyard garden sits to the side and rear of the cottage offering an ideal area for al fresco entertaining

Service

Mains electricity, water, drainage, and electric heating are connected to the property.

Tenure

Freehold

Local Authority

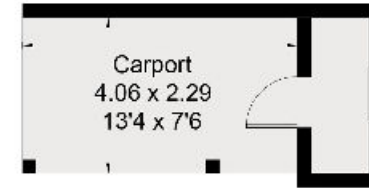
Cotswold District Council

Guide Price £695,000

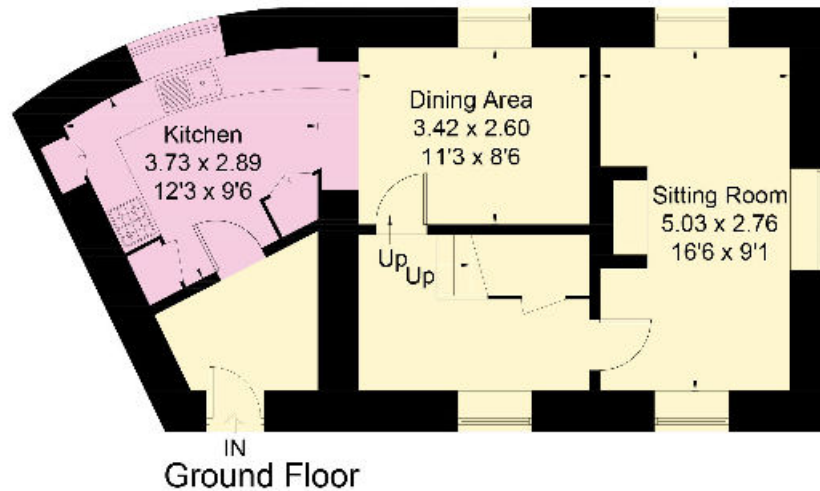
Approximate Floor Area = 91.6 sq m / 986 sq ft (Excluding Carport)



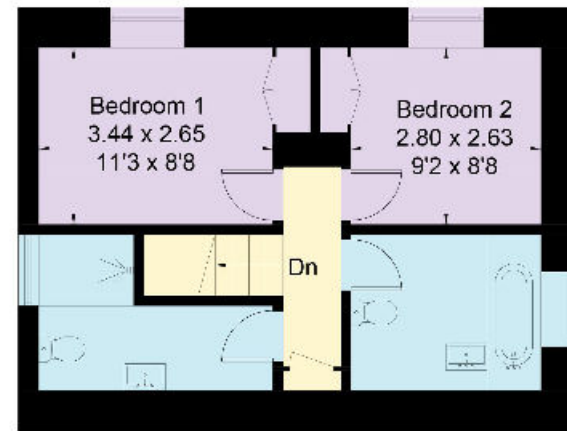
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Knight Frank
Stow-on-the-Wold,
Brett House
Park Street
GL54 1AG
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated July 2024. Photographs and videos dated July 2024.

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