

# The Coach House

Maugersbury, Gloucestershire



# An immaculate four bedroom period home with gardens and parking.

Stow-on-the-Wold 0.5 miles, Moreton-in-Marsh 4 miles, Kingham 5 miles (mainline station to London/Paddington from 76 minutes), Broadway 10 miles, Burford 10 miles, Cheltenham 18 miles, Oxford 28 miles.  
(Distances and times approximate).



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## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Open plan kitchen/dining | Library area | Drawing room | Utility room | Cloakroom

**First Floor:** Principal bedroom suite with walk-in wardrobe and en suite

Two further bedrooms, one with en suite | Family bathroom

**Second Floor:** Double bedroom

### Garden and Grounds

Ample parking | Gardens | Terrace

**House:** 2,405 sqft / 223.4 sq m





## Situation

Maugersbury consists of characterful Cotswold stone properties and is approached along a quiet lane making for an extremely tranquil setting, within walking distance of all of the day-to-day amenities on offer in Stow-on-the-Wold, just half a mile away.

The local primary school is rated Outstanding by Ofsted, with secondary education at The Cotswold Academy in Bourton-on-the-Water. Private schooling is also well catered for, with nearby options including Kitebrook, Cheltenham, and Oxford schools.

Day-to-day amenities are available in Stow-on-the-Wold, Burford, and Chipping Norton, with a wider selection in Cheltenham and Oxford. The celebrated Daylesford Organic Farm and Bamford Club are less than a 10-minute drive away.

The North Cotswolds offers a wealth of sporting and recreational activities. Cheltenham Racecourse hosts the prestigious Cheltenham Gold Cup and other major events, while golfers can enjoy courses at The Wychwood, Burford and Chipping Norton. Rugby enthusiasts can catch matches in Gloucester, and the surrounding countryside provides an extensive network of footpaths and bridleways for walking, cycling, and horse riding. Cultural highlights include the Cheltenham Literature Festival, The Big Feastival, and Wilderness Festival, alongside a rich programme of concerts, art exhibitions, and theatre productions throughout the year.





## The Coach House

The Coach House is an immaculately presented home, thoughtfully updated by the current owners. Ideally positioned within the village, it offers access to peaceful countryside walks and is just half a mile from Stow-on-the-Wold, where a wide range of excellent amenities are easily accessible.

The property boasts bright and well-proportioned living spaces, beginning with a spacious entrance hall featuring high ceilings and stone-tiled flooring flowing seamlessly into a large open plan kitchen/dining area. The stylish kitchen includes a central island and an array of fitted appliances, including an AGA, a double door refrigerator/freezer and a dual-zone wine fridge. Adjacent is a library area, leading into a stunning drawing room with a vaulted ceiling, oak flooring, bespoke cabinetry, a stylish Rais inbuilt wood-burning fireplace and three pairs of slim steel framed doors opening to a south-facing parterre garden. A utility room with external access and a cloakroom complete the ground floor.

Upstairs, the luxurious principal suite features an en suite shower / bathroom and walk-in wardrobe. A second bedroom also benefits from an en suite, while a family bathroom serves the third bedroom and the additional top-floor bedroom.





## Outside

The home is approached through double electric gates with parking for three vehicles. The parterre garden, ideal for alfresco dining, lies to the rear. Across the lane, enclosed by a traditional Cotswold dry stone wall, is a second garden with mature fruit trees and large grassed areas.

## Property Information

**Tenure:** Freehold

**Services:** The property benefits from mains water and electricity, shared private drainage, oil fired central heating and BT broadband with Gigaclear available for connection (Up to 1GB).

**Local Authority:** Cotswold District Council  
01285 623000

**Council Tax:** Band G

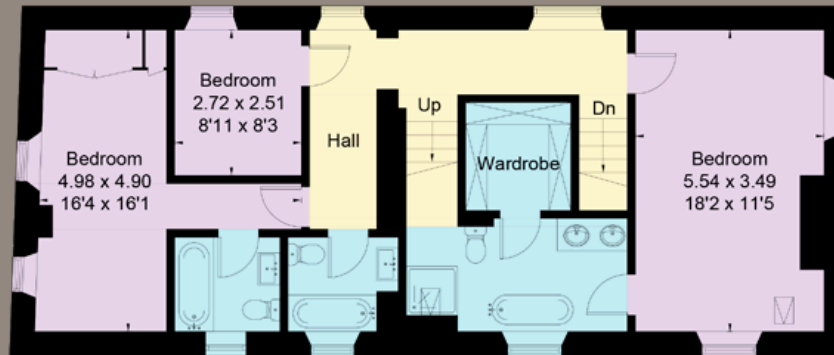
**Postcode:** GL54 1HR

**What3words:** ///tangible.vocal.remainder

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
223.4 sq m / 2,405 sq ft

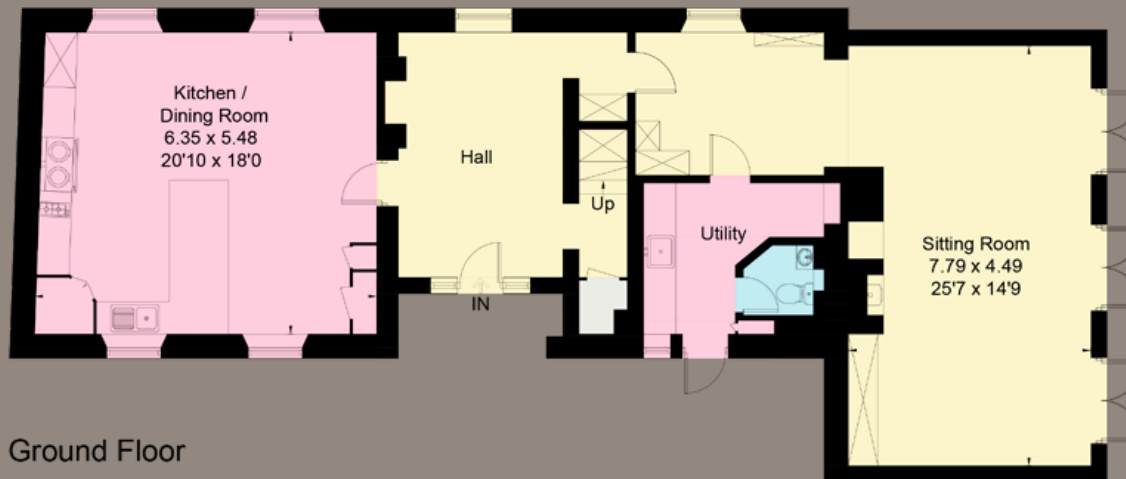
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Second Floor



Ground Floor

Reduced head height below 1.5m

Stow-on-the-Wold  
Brett House, Park Street

Stow-on-the-Wold  
GL54 1AG

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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 April 2025. Photographs and videos dated March 2025.

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