



HEADFORD COTTAGE, STOW-ON-THE WOLD



AN EXCEPTIONAL COTSWOLD STONE TOWNHOUSE

Distances Moreton-in-Marsh 4 miles and 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).

			EPC
4	2	1	C
			

Local Authority: Cotswold Distret Council

Council Tax band: E

Tenure: Freehold

Services : Mains water, gas, electricity and drainage are connected to the property



LIGHT AND SPACIOUS

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. Day-to-day amenities, including a large supermarket, with Daylesford Organic Farm shop The Bamford Club 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, Kingham Hill School, The Cotswold School, Chipping Campden and Oxford schools. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Naunton Downs, Illyneham and Broadway. A fantastic network of footpaths and bridleways are on hand to explore the glorious surrounding countryside.







NESTLED AT THE END OF A QUIET PRIVATE CUL-DE-SAC

The front door opens into a welcoming hallway, leading to the Sitting/Dining Room – a spacious dual-aspect reception room, with a central gas fireplace and plenty of space for a dining table and chairs. Double doors lead out to the rear terrace. The kitchen/breakfast room is well-equipped with integrated double electric oven and grill, ceramic hob, fridge freezer, dishwasher and washing machine.. A cloakroom is conveniently located to the ground floor. A staircase rises to the first floor, where the accommodation comprises of a principal bedroom with en-suite shower room featuring a walk-in shower, wash basin, and WC. Two further double bedrooms and a family shower room are also found to the first floor. A second staircase leads to the top floor with a double bedroom and potential for an en suite shower room, or ideal as an home office . All the bedrooms have the benefit of good storage space.

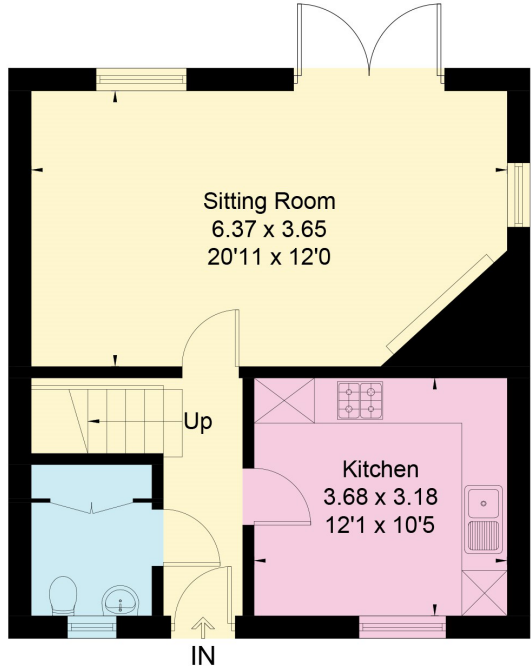
Outside

To the rear of the property lies a delightful private courtyard garden, perfect for al fresco dining. The front of the property features a private driveway with two parking spaces, plus access to two additional visitors' spaces. The property also benefits from a single garage, a rarity for central Stow.



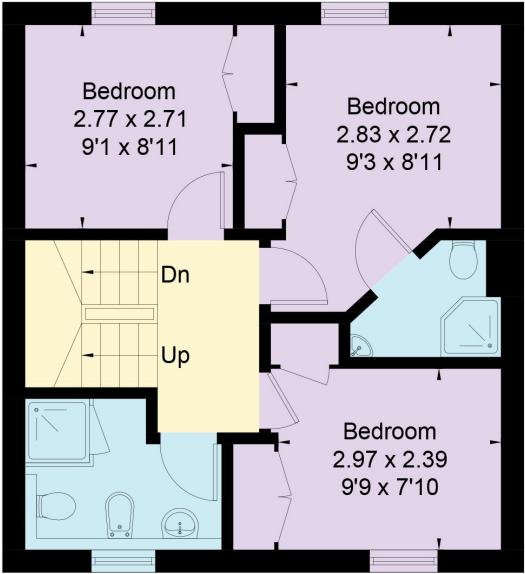


Approximate Floor Area = 120.1 sq m / 1,293 sq ft
Garage = 6.4 sq m / 69 sq ft
Total = 126.5 sq m / 1,362 sq ft

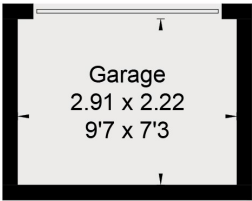


Ground Floor

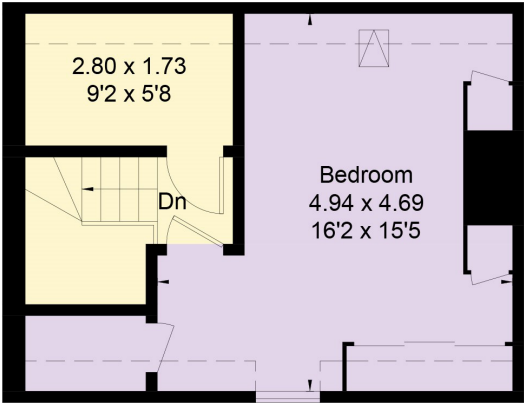
[Dashed line] = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor



Helen Waddilove

01451 6009617

helen.waddilove@knightfrank.com

stow-on-the-Wold

Brett House, Park Street

Stow-on-the-Wold, GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

