



Apartment 11 Newlands of Stow, Stow-on-the-Wold

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## Location

Stow-on-the-Wold, one of the most celebrated towns in the North Cotswolds, is a historic former wool town known for its charm and vibrancy. It boasts an excellent selection of shops, pubs, and restaurants, making it a delightful destination for both residents and visitors. Conveniently located, the town offers easy access to major road and rail links, connecting Birmingham to the north and London to the south. Essential amenities are readily available, including a large supermarket, with the renowned Daylesford Organic Farm Shop nearby. For more extensive shopping and services, Cheltenham, Oxford, and Banbury are within easy reach. Sports enthusiasts will find plenty to enjoy, with horse racing at Cheltenham, golf at Naunton Downs and Broadway, rugby in Gloucester. Various leisure centres and private members clubs including Soho Farmhouse, the Bamford club and Estelle Manor are all within easy reach. A comprehensive network of footpaths and bridleways offers opportunities to explore the stunning countryside surrounding the town.

## Key Distances

Moreton-in-Marsh (4 miles) and Kingham (5 miles), both providing train services to London Paddington in about 76 minutes. Other nearby destinations include Burford (7 miles), Cheltenham (20 miles), Cirencester (22 miles), and Oxford (25 miles). (Distances and travel times are approximate.)

## Property Information

**Tenure:** Leasehold 125 Years from 2009

**Services:** All main services are connected to the property.

**Local Authority & Council Tax Band:**  
Cotswold District Council tax band E



## Newlands of Stow

Newlands of Stow offers a diverse retirement lifestyle for the over 55s, including Independent Living Cottages, Assisted Living Apartments or Nursing Home. This beautiful development first established over 35 years ago, offers a relaxed but bespoke lifestyle opportunity with country club hospitality and facilities to enjoy on site. Newlands is set amongst formal manicured gardens that can be easily accessed and enjoyed by all residents. The elevated position allows extensive views back towards the town and across the surrounding countryside. Newlands House offers 15 comfortable and spacious apartments, each offered with an Assisted Living Package which includes a main meal, cleaning, laundry and concierge services so that all residents to enjoy life to the full.

## Apartment 11

Apartment 11 is an elegant and spacious 86.1m<sup>2</sup>, (926sqft) 2 bedroomed, 2 bathroom apartment with a large Lounge/ Diner. Located on the second floor this apartment enjoys lift access and a dual aspect looking North and West. It is conveniently located close to the main house and the Café, Restaurant, Drawing Room and other facilities.

## Fees & Charges

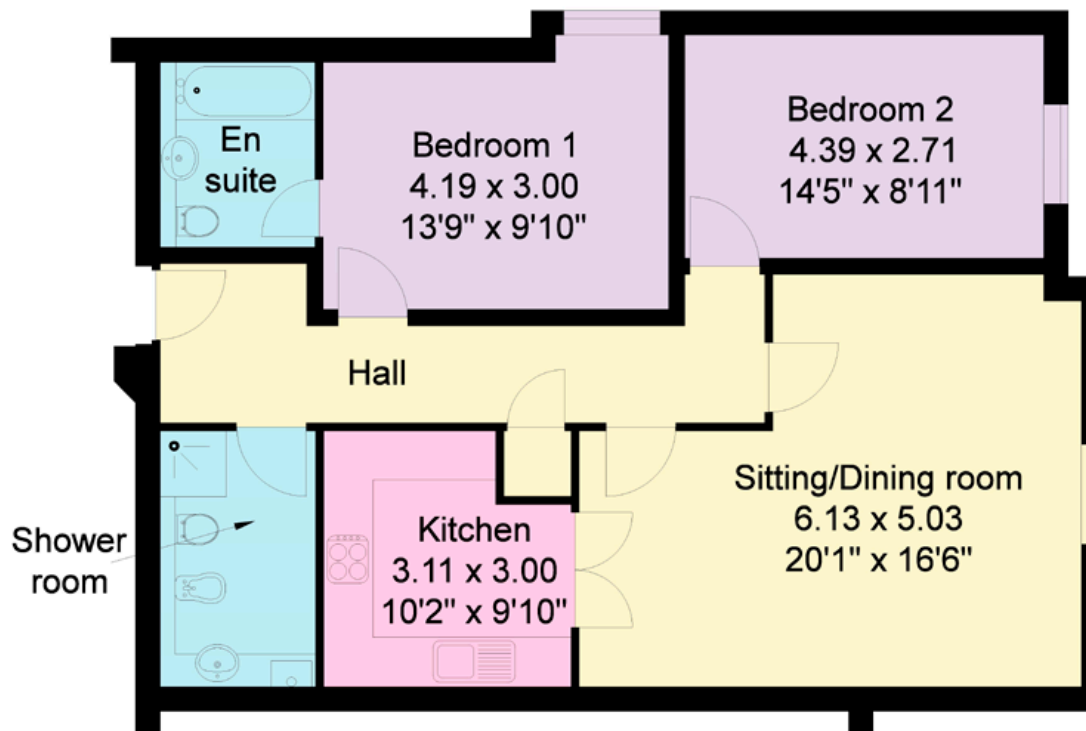
Newlands offers some of the most competitive fees and charges in the sector. Fees include a Service charge which covers the operation and maintenance of the building and estate, including, communal areas such as the drawing room, restaurant, library and hairdressers, café/ and bar management and administration. In some cases, a Ground Rent is also payable for each dwelling; details on application. And an Assisted Living Fee covers the cost of specific services delivered to individual residents including meals, cleaning, laundry and concierge services. A Transfer fee is also payable on sale.



### Approximate Gross Internal Floor Area

Total: 86 sq m / 926 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.



### Knight Frank Stow-on-the-Wold

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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 June 2025. Photographs and videos dated June 2025.

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