

ALBERT'S HOUSE

STOW-ON-THE-WOLD, GLOUCESTERSHIRE



In the centre of one of the most important Cotswold towns, Stow-on-the-Wold, Cheltenham 18 miles, Cirencester 19 miles, Burford 9 miles, London 85 miles, Rail Stations to London Paddington (c90 minutes): Kingham 3 miles, Moreton-in-March 4 miles. (All times and distances approximate).

A CHARMING PERIOD COTSWOLD STONE COTTAGE WITH A COURTYARD GARDEN IN STOW-ON-THE-WOLD.

Ground Floor: Sitting room • Dining room • Kitchen

First Floor: Master bedroom • Family bathroom

Second Floor: Bedroom 2

Outside: Courtyard garden



Butler
Sherborn

Stow-on-the-Wold Office: Parklands House, Park Street,
Stow-on-the-Wold, Gloucestershire, GL54 1AQ
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The London Office: 40 St James's Place, London,
SW1A 1NS. T 0207 839 0888 E enquiries@tlo.co.uk
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DESCRIPTION

Albert's House is a late Victorian, mid terraced, unique Cotswold stone cottage retaining many of its original features, for example attractive open fireplaces, a Cotswold flagstone floor, pine staircases, window furniture, high ceilings and stripped wooden doors. The accommodation is cosy yet stylish, with well-proportioned rooms arranged over three floors, with the main rooms with south-facing bay windows over-looking Park Street. The cottage is beautifully styled throughout and includes a

sitting room with an original open fireplace and an Oak window seat. The modern, bespoke solid oak kitchen has a double oven, a hob, granite worktops and a sink unit. The wooden staircase with bespoke iron railing leads up to two generous bedrooms and a modern bathroom.

The courtyard garden is enclosed, with exposed Cotswold stone wall covered with wisteria and has been planted to be low maintenance and pretty through most of the year.

The cottage is approached directly from the pavement or to the rear via a painted wooden door from Park Street. The shared pathway leads to an iron gate into the rear garden.

This cottage can be a main or second home but also has potential to be a very good let to provide an additional income.

SITUATION & AMENITIES

Albert's House is in the centre of vibrant Stow-on-the-Wold within the Cotswolds and a stone's throw from numerous restaurants, bars, cafés, and pubs. The town itself provides everyday shopping and business needs including a large supermarket, it is also a popular centre for antiques and art galleries. The area is well catered for with excellent hotels and restaurants. The larger commercial centres of Oxford and Cheltenham both provide further recreational, educational and shopping facilities. The renowned Daylesford Organic Farm Shop and Spa is situated approximately 3 miles away. There are an excellent range of educational facilities in the area with a primary school in Stow and the superb Cotswold School in Bourton on the Water for secondary education. Stow-on-the-Wold is within a Conservation Area and an Area of Outstanding Natural Beauty.

There are regular local bus services to Cheltenham, Cirencester, Bourton-on-the-Water and Moreton-in-Marsh. Kingham and Moreton-in-Marsh Railway Stations provide a direct service to London Paddington. Stow is centrally located with access to London and the South East via the A40 to the M40 at Oxford, the North Via the A429 to the M40 and M69 and the South West via the A40 to the M5.





SERVICES

Mains water, drainage, electricity, and gas. Broadband connected. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are excluded. Some may be available by separate negotiation if required.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Telephone: 01285 623 000

COUNCIL TAX

Band D

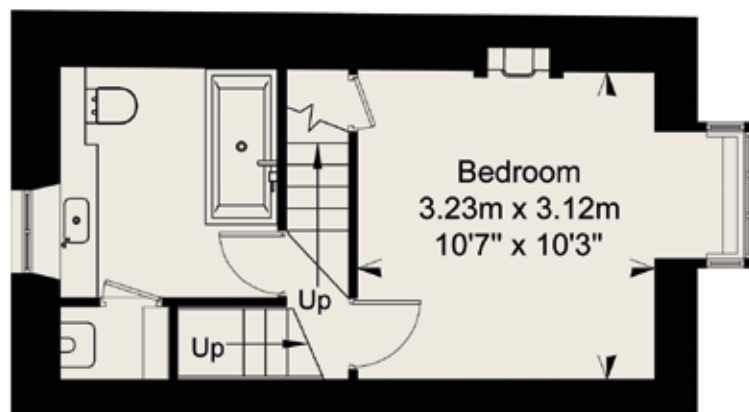


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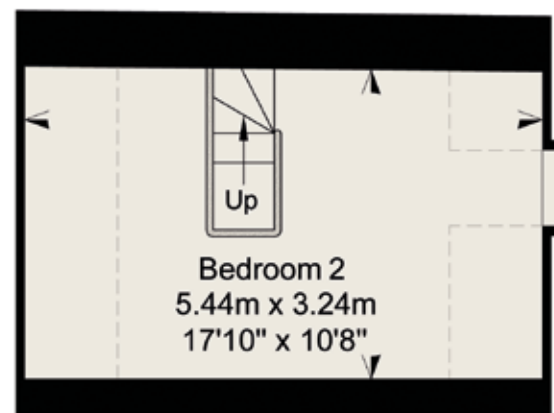
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

House Approximate IPMS2 Floor Area 66 sq metres / 710 sq feet
(Includes Limited Use Area 6 sq metres / 64 sq feet)

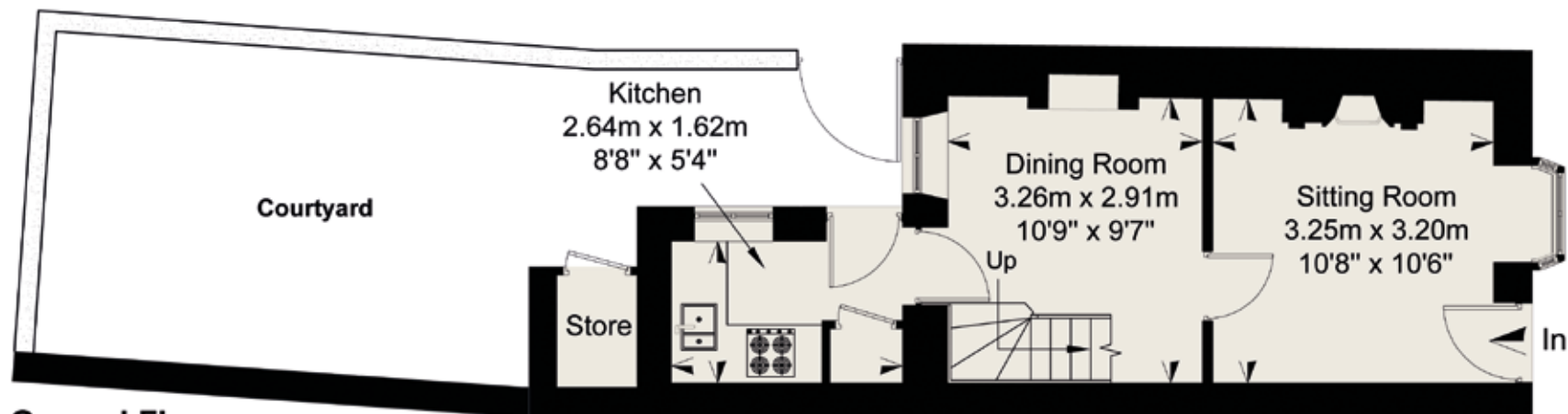
 = Limited Use Area



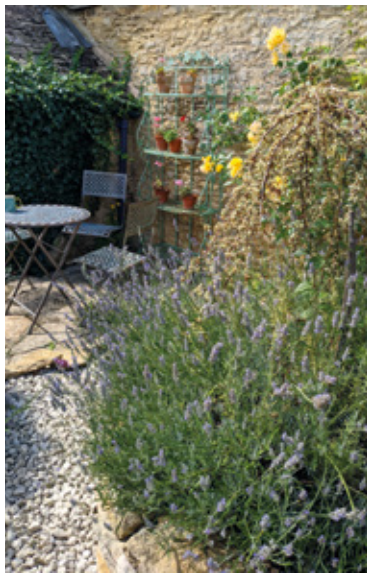
First Floor



Second Floor



Ground Floor



VIEWING

Please telephone Butler Sherborn: Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E stow@butlersherborn.co.uk

DIRECTIONS (POSTCODE GL54 1AQ)

From the Fosseway A429 in Stow-on-the-Wold, take the turning signed to Chipping Norton and Oxford onto the A436. Albert's House is on the left hand-side where the road divides, (opposite the Butler Sherborn office).

What3words: [skillet.candles.invest](https://www.what3words.com/skillet.candles.invest)



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DISCLAIMER 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: January 2024, garden summer 2023. Particulars written: January 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

