

3 KING CHARLES PLACE

STOW-ON-THE-WOLD, GLOUCESTERSHIRE



Cheltenham 18 miles, Cirencester 19 miles
Burford 9 miles, London 85 miles, Rail Stations to
London Paddington (c. 90 minutes): Kingham 3 miles,
Moreton-in-Marsh 4 miles
(All times and distances approximate).

AN IMMACULATE 3 BEDROOM TERRACED COTSWOLD STONE TOWNHOUSE, A SHORT WALK FROM THE MARKET SQUARE.

Ground Floor: Entrance hall • Cloakroom • Sitting/dining
room • Kitchen

First Floor: Main bedroom • Bath/shower room
Bedroom 2

Second Floor: Bedroom 3 with adjoining shower room
and dressing area

Outside: Courtyard garden • Allocated parking for one
car • Visitors parking



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DESCRIPTION

A handsome row of 8 properties, originally built in 2009, 3 King Charles Place is in one of the most desirable positions with a south facing courtyard garden. This Cotswold stone home forms part of an exclusive managed development for residents over 55. The immaculate accommodation is light and spacious, with generous rooms and high ceilings set over three floors. The top floor is open plan, so ideal for a live-in carer. Outside there is an easily maintained courtyard garden with a high Cotswold stone wall. Allocated private parking for a car is situated at the end of the row of houses. A perfect main or second home (lock and leave), there is no onward chain and there is little or no work to be done to this property.

ACCOMMODATION

Ground Floor

Pedestrian gate, from the private gravelled road, set in the Cotswold stone walls leads up to the front door. Entrance hall with a cloakroom. The sitting room has a handsome Cotswolds stone fireplace. The dual aspect kitchen has French doors opening to the south-facing rear courtyard. There is space for the dining table and chairs. The kitchen is fully fitted with a sink, fridge-freezer, integrated double ovens & microwave, dishwasher, gas hob and an extractor fan above.

First Floor

Stairs to the first floor landing with built-in cupboard housing the hot water tank. The bedroom has generous built in wardrobes and storage together. A bath/shower room. Bedroom 2.

Second Floor

Further stairs lead to a large main bedroom on the top floor which has an adjoining shower room, further generous wardrobes and eaves storage.



OUTSIDE

The rear courtyard garden is accessed from the kitchen/dining room and through a wooden gate to the lane. There is allocated storage space in a shared shed and a further shed for recycling. Car parking is allocated in a shared area with other householders.

SITUATION & AMENITIES

3 King Charles Place is a short walk from the Market Square. The popular town of Stow-on-the-Wold sits on the edge of the Cotswolds and is within a Conservation Area and an Area of Outstanding Natural Beauty. The town itself provides everyday shopping and business needs, including a large supermarket, and is a popular centre for eating-out, coffees shops and shopping. 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 with Soho Farmhouse is a short drive 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.

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. Airports at Birmingham and Bristol.

SERVICES

Mains water, drainage, electricity, and gas. Underfloor heating throughout the main ground floor rooms. Gas central heating to upper floors.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings as seen are included.

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

The property is Leasehold (986 years remaining) however in 2023 King Charles Place householders formed their own partnership and purchased the freehold. Lease conditions remain out of choice (for example properties cannot be holiday lets and one owner to be 55 years of age) in order to maintain a unique environment in the centre of Stow on the Wold. As a result there is no third party involved and no ground rent payable. The householders have appointed their own management company (Cambay Property management Ltd) for building insurance, exterior maintenance, gardening, window cleaning and communal area upkeep etc. with a reasonable monthly charge which at present is £2,400 per year.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Telephone: 01285 623000

COUNCIL TAX

Band E





VIEWINGS

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

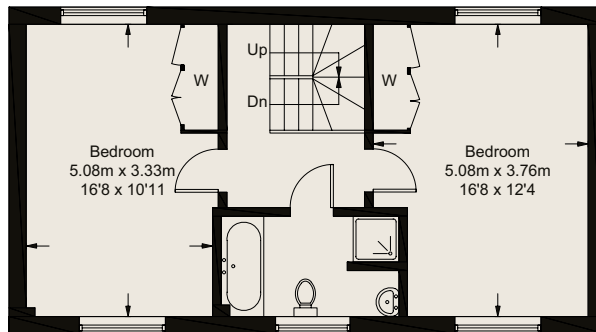
DIRECTIONS (POSTCODE GL54 1FE)

From our Butler Sherborn office, go up Park Street, turn right into Well Lane, then turn left into King Charles Place, number 3 is on the left handside.

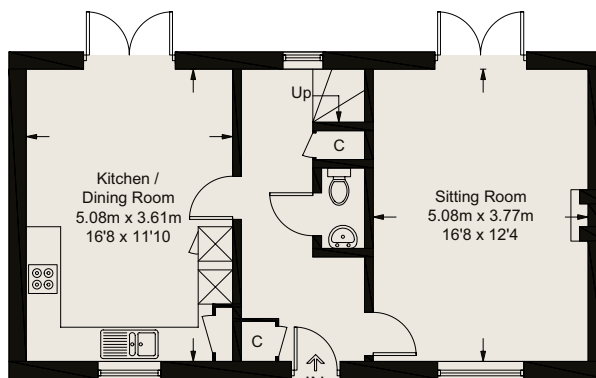
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First Floor
50.0 sq m / 538 sq ft

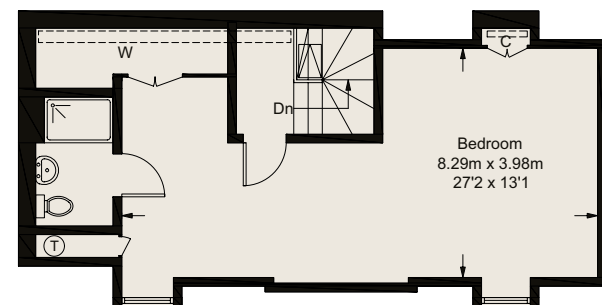


Ground Floor
50.6 sq m / 545 sq ft



Approximate Gross Internal Area = 142.5 sq m / 1534 sq ft

= Reduced headroom below 1.5m / 5'0"



Second Floor
41.9 sq m / 451 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1050199)

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: February 2024. Particulars written: February 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

