

# OLD STOW STATION

STOW-ON-THE-WOLD, GLOUCESTERSHIRE





Stow-on-the-Wold 1 mile, Burford 9 miles,  
Chipping Norton 10 miles, Cheltenham 18 miles,  
Daylesford Organic 5 miles, Kingham Station 6 miles  
(London Paddington from 72 minutes)  
(all times & distances approximate)

AN IMMACULATELY  
PRESENTED FAMILY  
HOME WITH VERSATILE  
ACCOMMODATION AND  
EXTENSIVE LANDSCAPED  
GARDENS, IN A RURAL  
LOCATION CLOSE TO THIS  
POPULAR COTSWOLD TOWN.  
IN ALL 3.9 ACRES



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**Ground Floor:** Entrance Porch • Hall • Sitting Room  
Study • Play Room • Kitchen/Dining/Family Room • Walk in  
Pantry • Double Bedroom • Shower Room • Utility Room

**First Floor:** Master Bedroom with Jack'n'Jill Bathroom  
Two Further Double Bedrooms • Single Bedroom

**Outside:** Driveway • Garage • Carport • Two Storage  
Sheds • Landscaped Gardens Tennis Court • Summer  
House • Paddock with Two Ponds • Brick Store

## DESCRIPTION

Stow Station was built in the heyday of Victorian steam travel on the Great Western Banbury & Cheltenham Line and operated from 1881 until the Beeching closures in 1962. Converted into a dwelling, it has been sympathetically extended over the years to create a comfortable and distinctive home of character, with a steeply pitched roof and stone mullioned windows that echo the original. (The old stone mullions from the ticket office windows have been preserved as an internal feature). The ground floor accommodation is generous and the house is ideally suited to family life, multi-generational living or working from home. The house sits in a large plot, with beautiful landscaped gardens, a hard tennis court and an area of paddock.

## ACCOMMODATION

### Ground Floor

Accessed via the entrance porch, with doors opening into the spacious hall with terracotta tiled flooring. To one side are a large double bedroom and a sitting/play room and to the rear is a comfortable study. The hall continues to the side, with feature stone mullions flanking the door to the sitting room, which is light and spacious with a broad window overlooking the garden and a central Minster style stone fireplace. The kitchen is fitted with a range of cream units, a pale quartz worktop with a one and a half bowl ceramic sink, and display cupboards. Integrated appliances include two ovens, a separate oven/grill, ceramic hob and





a dishwasher. There is space for a fridge freezer in the walk-in pantry. The kitchen is open to the dining/family room, which has a ceramic limestone effect tiled floor with supplementary under floor heating in the dining area, wide french doors opening to the south west facing dining terrace and a broad window overlooking the garden. A door from the family room leads to the utility room, with storage cupboards, a sink and space and plumbing for laundry appliances. It has an internal door to the garage and a further door leading to the garden. A shower room with contemporary fittings is situated off the hall, with the boiler in a large cupboard adjacent.

### First Floor

Stairs rise to a broad landing, with doors to the first floor bedrooms, which are situated within the pitch of the roof and have sloping ceilings, generous fitted storage and rural views. Of particular note is the large master bedroom, which has a delightful view over the gardens. It has a door to the large Jack'n'Jill bathroom, also accessed from the landing, which has contemporary fittings including a double ended bath and a walk in shower with a drench head.

### OUTSIDE

The house is set well back from the road and approached via a driveway with an area of woodland garden with many mature trees, which leads to a parking area for several cars, the single garage and adjacent car port. The landscaped gardens are predominantly laid to lawn and have been carefully designed over several levels including what would have been the railway line, with a raised area where the platform once stood. Railway sleepers have been incorporated into the design and the base of a goods





hoist has been retained, as has a dilapidated brick store, which is believed to have been a shelter for the signalmen. Paved terraces include a barbecue area, a raised dining terrace, and a circular pebble bed with a central water feature. Various beds are planted with a variety of shrubs and flowering plants, with lawns leading to a produce area with fruit trees, raised beds and a small greenhouse, and to a hard tennis court with a summer house. Beyond this is a paddock with two natural ponds and a small area of woodland. A timber storage shed, log store and drying area are adjacent to the utility room, screened by decorative fencing, and there is a further large timber shed near the produce area.

## SITUATION & AMENITIES

Old Stow Station is situated on the Burford Road in an Area of Outstanding Natural Beauty, just a mile from the centre of Stow on the Wold, a picturesque Cotswold market town renowned as a centre for Antiques. It provides day to day amenities including a large supermarket and several independent retailers. Daylesford Organic Farm Shop is nearby and more comprehensive cultural and shopping facilities can be found in Cheltenham, Stratford-upon-Avon and Oxford, all within 40 minutes drive. There are many excellent pubs and restaurants in Stow and the surrounding villages including The Wild Rabbit at Kingham, The Fox in Lower Oddington and The Kings Head at Bledington.

Kingham Station provides a direct rail service to London Paddington and there is access to both the north and London via the A40 with connections to the M40 at Oxford. The area is served by a number of good schools including Kitebrook, Kingham and Bloxham as well as the outstanding Shipston Primary, Chipping Campden and the award-winning Cotswold School.

Extensive leisure facilities in the area include Golf at Lyneham, Witney, Chipping Norton, Naunton Downs and Burford. Racing at Cheltenham, Warwick and Stratford upon Avon. There are theatres at Oxford, Stratford upon Avon and Chipping Norton.

Soho Farmhouse is easily accessible in under 30 minutes travelling time.

## SERVICES

Mains water and electricity. Oil fired central heating. Electric underfloor heating to the dining area. Private Drainage. Gigaclear high speed broadband is available locally. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX.  
Tel: 01285 623000 [cotswold.gov.uk](http://cotswold.gov.uk)

## COUNCIL TAX

Band G

## 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](mailto:stow@butlersherborn.co.uk)

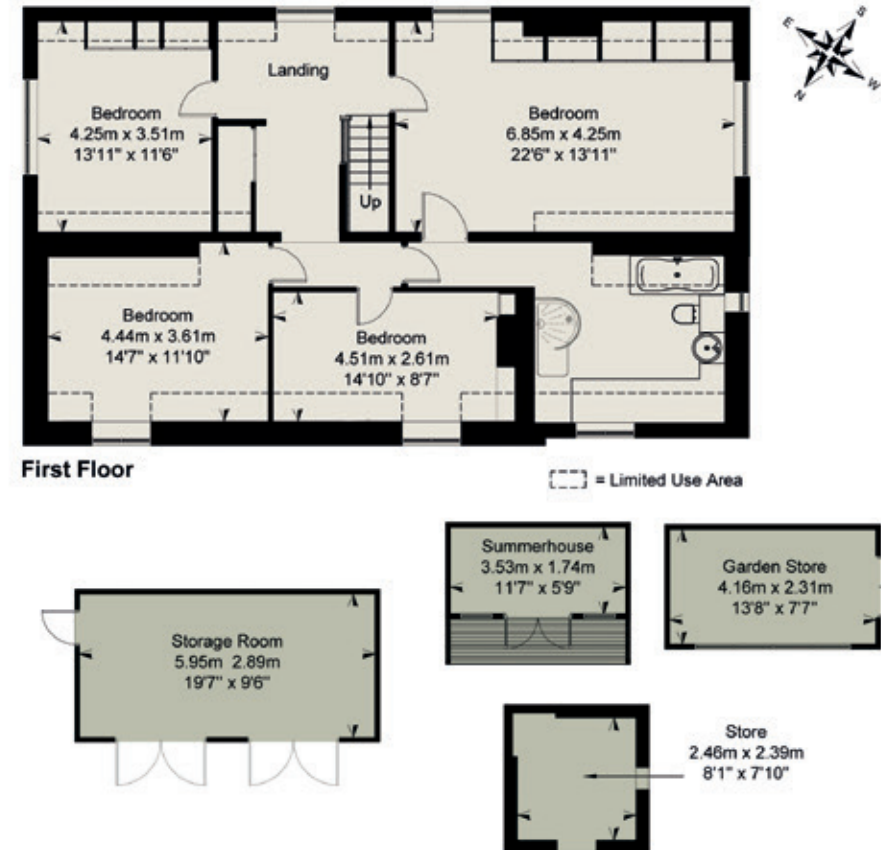
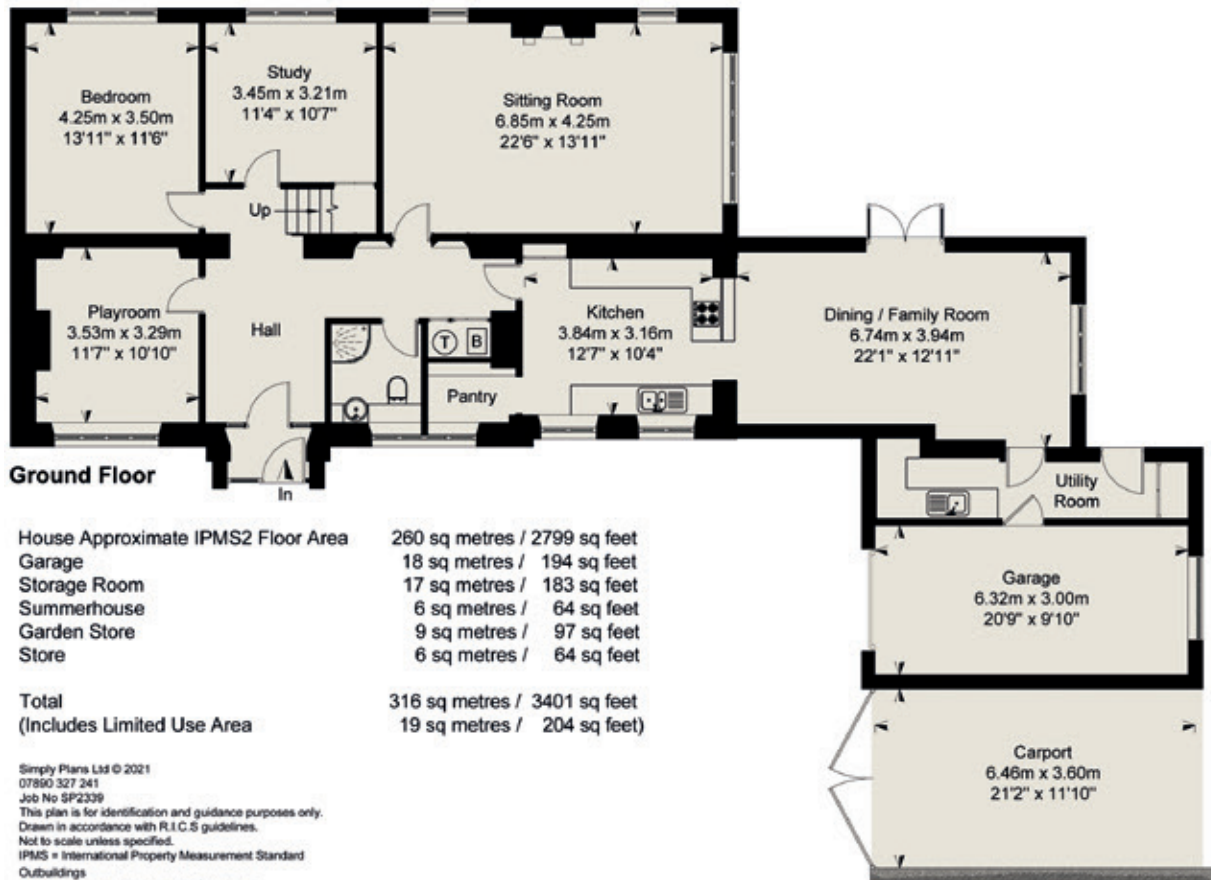
## DIRECTIONS (POSTCODE GL54 IJY)

From Stow take the A429 towards Cirencester. At the traffic lights at the bottom of the hill bear left onto the A424 in the direction of Burford. The drive to property will be found after 0.2 miles on the right.

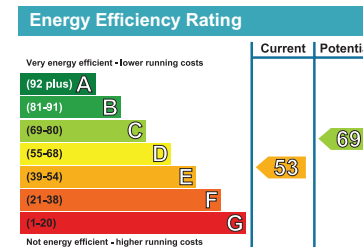
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