

THE CORNER FLAT

STOW-ON-THE-WOLD, GLOUCESTERSHIRE



Moreton-in-Marsh 4 miles. Kingham 5 miles (mainline station London/Paddington from 90 minutes). Burford 10 miles. Broadway 10 miles. Cheltenham 18 miles. Oxford 28 miles. Soho Farmhouse 16 miles (all distances and times are approximate).

AN IMMACULATE, RENOVATED TWO BEDROOM APARTMENT NEAR THE MARKET SQUARE.

Ground Floor: Entrance Hall

First Floor: Sitting/Dining Room • Kitchen/Breakfast Room

Second Floor: Two Bedrooms • Bathroom

Leasehold



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DESCRIPTION

The Corner Flat is a spacious south-west facing apartment in a traditional Cotswold stone building. This eye-catching position offers views out over Church Street and Sheep Street, giving a feeling of being part of the town's community. There is very easy access to all of the facilities, the beautiful Church at the end of the street, shops, cafés, pubs and restaurants.

The current owner has updated the apartment over the last year to a high standard throughout. Works to the property include, overhaul of the roof, the chimneys, flashing to the chimneys, new double glazed aluminium windows, a new boiler and heating system, a handsome new kitchen with fitted appliances and an attractive wooden floor. Great attention has been given to the insulation of this lovely old building, internal works have raised the energy reading to a B, which is excellent and fulfils its potential. All rooms have been redecorated and most carpeted in a neutral palette. This apartment can easily be a main home as much as a wonderful 'lock-up and leave' or a letting investment.

The accommodation is set over two floors, the sitting/dining room has a lovely bright outlook, as it faces south and west. The focal point is the fireplace with a wood-effect electric burner in situ.

The modern kitchen has a range of beautifully fitted cupboards and drawers with integrated appliances. The attractive worktops extend to the useful breakfast bar. A rather eye-catching wooden floor keeps the room light and bright. The west-facing window overlooks the small one-way street that runs down to the Church.

The main bedroom faces south and west, with a wardrobe at one end. The rooms flow easily and can suit a variety of uses, bedroom 2 could easily be a generous dressing room, a nursery or a study to work from home. The well-appointed bathroom has tiled walls and floor. The bath has a shower over it with a glazed screen. This apartment has a shared access off Sheep Street, marked by the wooden pedestrian gate.

SITUATION & AMENITIES

The Corner Flat is close to all the town's facilities, pubs, cafes and shops. 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, it is also a popular centre for antiques and art galleries. The doctors surgery and the vets are only five minutes walk away. 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.

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 Southeast via the A40 to the M40 at Oxford, the North Via the A429 to the M40 and M69 and the southwest via the A40 to the M5.

SERVICES

Mains water, drainage, electricity, and gas. Wood-effect electric burner in the sitting room. Broadband not connected, but available in the town. (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 mentioned in these sales particulars are included in the sale. All others are specifically excluded.



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

Leasehold – Ground Rent applicable.

LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester GL7 1PX Tel 01285 623000 www.cotswold.gov.uk

Council Tax : Band

EPC – B (81)

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

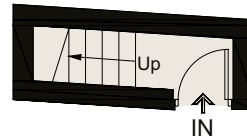
DIRECTIONS (POSTCODE GL54 1DU)

From the Butler Sherborn office continue up Park Street towards the Fosse Way. The apartment is above Savills on Church Road.

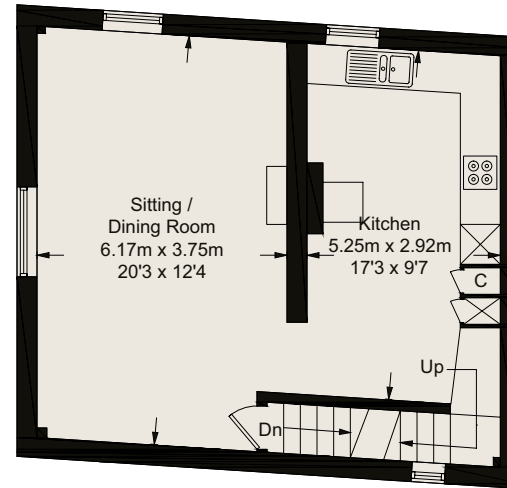
What3words: [raven.piston.throwaway](https://www.what3words.com/raven.piston.throwaway)



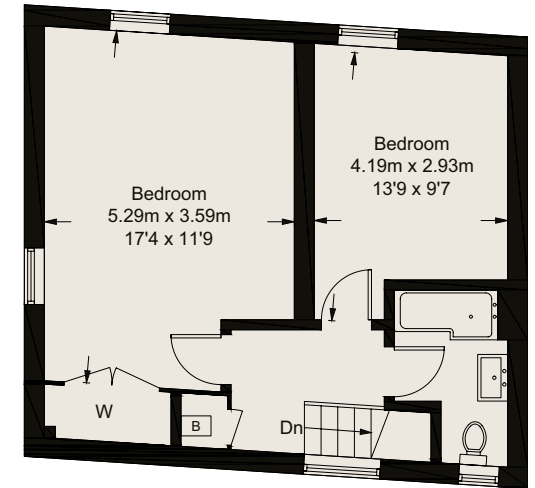
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Ground Floor
2.6 sq m / 28 sq ft



First Floor
42.9 sq m / 462 sq ft



Second Floor
42.9 sq m / 462 sq ft

Approximate Gross Internal Area = 88.4 sq m / 952 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1077543)

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