

1 MOUNT PLEASANT

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 and handsome Grade II Listed town house with an enclosed garden and parking.

Ground Floor: Sitting Room • Dining Room • Kitchen Utility with Cloakroom • Rear Hall

First Floor: Principal Bedroom with adjoining Shower Room with Dressing Area • Bedroom 2 • Family Bath/ Shower Room

Second Floor: Study/Bedroom 4 • Bedroom 3

Outside: Enclosed front and rear gardens • Parking for two cars

**Butler
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DESCRIPTION

1 Mount Pleasant is an impressive end of terrace Cotswold stone property with well-proportioned light rooms with high ceilings. 1 and 2 Mount Pleasant are Grade II Listed, dating back to the early-mid 19th Century, noting the sashes and the front door in keyed stone surrounds. This house has the most attractive and balanced façade, with traditional features such as the Cotswold stone fireplace in the sitting room, the feature fireplace and a Cotswold stone floor in the dining room, the staircase to the first floor with an

impressive long window, a feature fireplace in bedroom two and exposed beams in bedroom three.

This super house was extended in 2021 and re-designed to create a beautiful, well-appointed kitchen, rear hall and a utility. The fitted kitchen has a gas fired Lacanche cooker, a superb larder cupboard with power points for appliances and a coffee cupboard fitted with power points.



Integrated appliances include a dishwasher, fridge, freezer and a sink with boiling and chill tap options. Attractive quartz work tops and a stone floor run through to the rear hall and utility. These two rooms have plenty of stylish storage cupboards, two housing the boiler and the Siemens washing machine and tumble drier.

The current owners have made many additional improvements which include the wood panelling incorporating the hidden television, wooden floor and the Clearview wood burner in the sitting room, impressive, fitted cupboards and shelving in the dining room, under floor heating in the bath/shower rooms and some plantation shutters to the rear aspect.

Attention has been given to using quality modern fittings and keeping the character of this traditional Cotswold stone property. Barn&Brook carpentry can be enjoyed throughout, with the stylish kitchen, fitted laundry cupboards, extensive wardrobes and a well-appointed shower room with a range of wardrobes in the dressing area. The spacious principal bedroom has a high ceiling and an excellent far-reaching view over to countryside beyond the town. The generous, well-appointed family bath/shower room serves the other bedrooms.



On the second floor, the generous study/bedroom 4 is fitted with a large window seat with filing storage below complimented by the large, fitted storage cupboard and bookshelves. Bedroom 3 has beautiful, exposed beams and a view over the rear garden.

OUTSIDE

The property is approached off Union Street through a pedestrian gate from the paved parking area. The rear garden is enclosed by rose clad Cotswold stone walls, pleached hornbeams and lapped wooden fencing. A paved terrace has been created with a gas-fired fire pit, outside lighting and a bespoke barbeque area with an outdoor kitchen. There are cupboards, a Viking BBQ, a fridge and granite work top, which is perfect for parties. The borders are well stocked with specimen trees, shrubs and flowers. A small wooden shed.

The front garden is also enclosed with a wooden pedestrian gate to Oddington Road for easy access to the town. The high yew hedges create a wonderful south-facing garden with three terraces and lawns.

SITUATION & AMENITIES

1 Mount Pleasant is on the edge of this most attractive town, within walking distance of all the town's facilities, pubs, cafes and shops. The doctors surgery and the vets are also in the town. There are an excellent range of educational facilities in the area with a primary school in Stow on the Wold and the superb Cotswold School in Bourton on the Water for secondary education. This popular town sits on the edge of the Cotswolds and is within a Conservation Area and an Area of Outstanding Natural Beauty. Kingham and Moreton-in-Marsh Railway Stations provide a direct service to London Paddington (mainline station London/ Paddington from 90 minutes). The renowned Daylesford Organic Farm Shop, Cafe and Spa is situated approximately 3 miles away and Soho Farmhouse 16 miles, Cheltenham 18 miles and Oxford 28 miles.



Pubs

The Wild Rabbit Kingham 5.5 miles
The Fox Oddington 2.4 miles
The Old Butchers 0.3 mile



Schools

Stow-on-the-Wold Primary School 0.5 mile
Cotswold Academy 3.8 miles
Kingham Hill 5.7 miles



Train station

Kingham Station 5.7 miles
Moreton in Marsh Station 4.3 miles

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. Some additional items may be available by separate negotiation.

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 quasieasements 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.

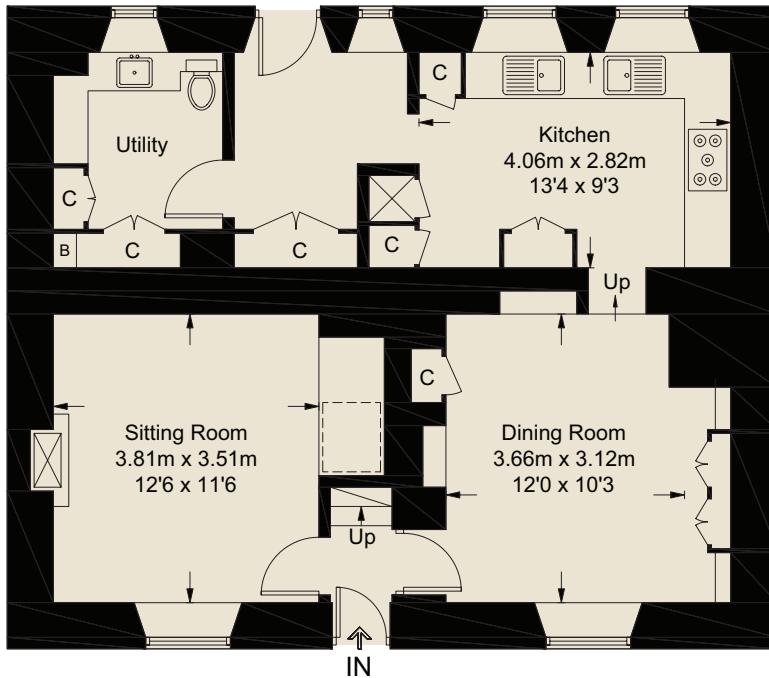
TENURE

Freehold

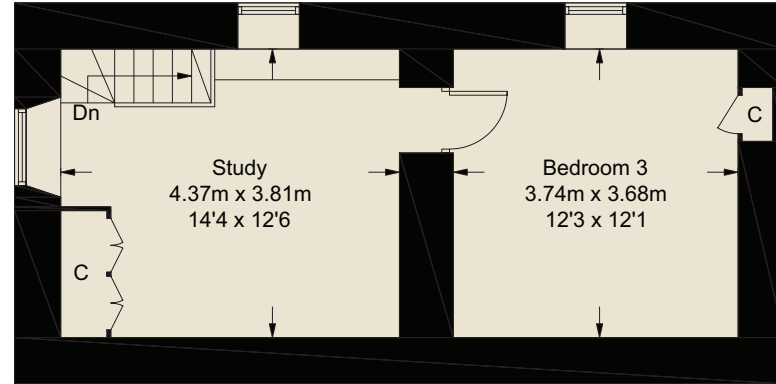




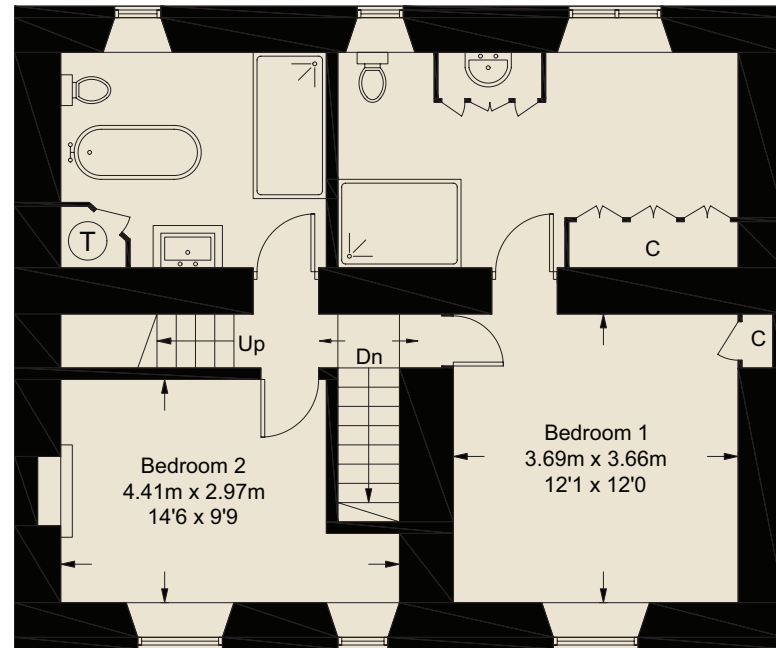
 = Reduced headroom below 1.5m / 5'0



Ground Floor = 63.9 sq m / 688 sq ft



Second Floor = 33.3 sq m / 358 sq ft



First Floor = 63.5 sq m / 683 sq ft

Approximate Gross Internal Area = 160.7 sq m / 1729 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1102288)



LOCAL AUTHORITY

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

From the Butler Sherborn office, take the road leading to Chipping Norton, turn left into Union Street, then immediately right to Mount Pleasant, number one is on the right. **what3words:** [adverbs.certainly.looms](https://www.what3words.com/adverbs.certainly.looms)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

