



14 PARK STREET  
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).

## A handsome Grade II Listed Cotswold stone cottage with a garden and parking

**Ground Floor:** Entrance Halls • Sitting Room with fireplace • Kitchen/Dining Room • Cloakroom • Boot Room • Cellar

**First Floor:** Main bedroom with adjoining Shower Room • Guest Bedroom with adjoining Shower Room • Study • Bedroom 3 with adjoining Bathroom and Dressing Area

**Outside:** Enclosed rear Garden with terrace • Parking for one car to the rear

**Butler  
Sherborn**

### Stow-on-the-Wold Office

Parklands House, Park Street, Stow-on-the-Wold,  
Gloucestershire, GL54 1AQ

T 01451 830731

E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

### The London Office

40 St James's Place, London, SW1A 1NS.

T 0207 839 0888

E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)

[www.tlo.co.uk](http://www.tlo.co.uk)



## DESCRIPTION

Number 14 is a handsome and stylish eighteenth-century cottage, situated about 245 metres from the bustling centre of Stow-on-the-Wold, well known for its' wide range of restaurants, pubs, antique shops and art galleries. The property is Grade II listed and is constructed of natural Cotswold stone under a pitched tiled roof. It has a pretty front facade with four paned sash windows, set within stone reveals and flanked to one side by traditional six panelled front door with glazed fan light above. According to a date stone (J&DW 1971) a two-storey extension of natural Cotswold stone under a flat roof was added more recently.

The property offers a perfect combination of modern comforts and traditional period features with high ceilings and well-proportioned rooms. The entrance leads to a charming entrance hall retaining the original staircase and Victorian floor tiles. To the left off the hall is the sitting room with a wide-open fireplace fitted with a Clearview stove and flanked either side by arched display niches. There is access to a spacious but unused cellar from the sitting room. In addition, there is a cloakroom and a charming kitchen/dining room with St. Martin Terracotta Arabesque floor tiles, a full set of integrated appliances and space for a farmhouse table, chairs and sofa. Adjoining the kitchen is a very useful boot room which is perfect for family and country life.

From the hall, a charming staircase with a turned timber handrail and painted balustrading leads to the first-floor landing. On the first floor is the principal bedroom with a shower room and built-in wardrobes. In addition, there is a large guest bedroom with a shower room and a further small room which could be a nursery, study or library.



A door and wood panelled staircase lead to the second floor where there is a further bedroom with a bathroom.

14 Park Street is set back from the road by a deep pavement with steps leading to the front door. Two semi-circular raised flower beds and a large, galvanised trough adorn the front of the house.

The rear garden can be accessed from the house or alternatively, via a shared vehicular access, which is approached via Union Street and across a gravelled drive forming part of Stow Green. This leads to a reserved car parking space and to the rear of the garden. A timber gate gives access to the enclosed rear garden which is entirely paved with steps leading to a sunny paved patio with flowered borders.

The property is currently registered and operated as a successful holiday let business.

**Agent's Note:** A restriction is in place preventing the operation of the property as a commercial restaurant.

## SITUATION AND AMENITIES

14 Park Street is on the road leading out of the 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. Kington 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 Kington 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  
Kington Hill 5.7 miles



### Train stations

Kington 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.

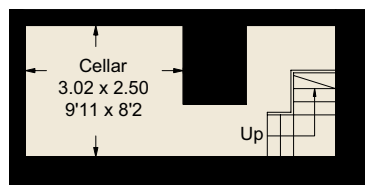
## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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.

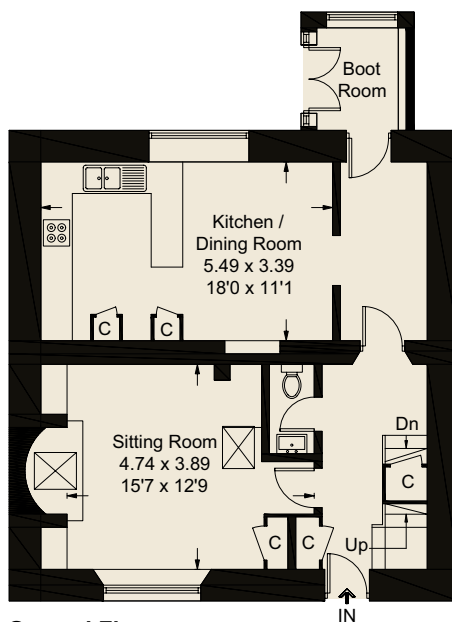




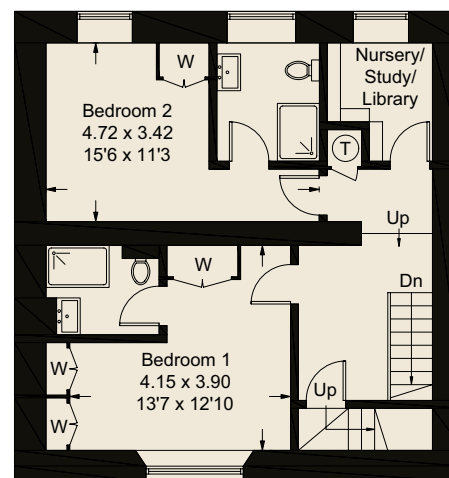
Approximate Gross Internal Area = 140.7 sq m / 1514 sq ft  
 Cellar = 14.7 sq m / 158 sq ft  
 Total = 155.4 sq m / 1672 sq ft



**Cellar**

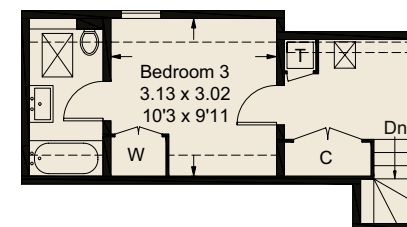


**Ground Floor**



**First Floor**

= Reduced headroom below 1.5m / 5'0"



**Second Floor**

Illustration for identification purposes only, measurements are approximate,  
 not to scale. floorplansUsketch.com © (ID1109068)

## LOCAL AUTHORITY

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

**COUNCIL TAX BAND** Non-Domestic Rates – Self  
Catering Holiday Let and Premises

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

## DIRECTIONS (GL54 1AQ)

From the Butler Sherborn office continue up Park  
Street towards the town. The cottage is on the right  
hand side. 14 Park Street has steps up to the front door  
and two raised flower beds with climbing roses.

**What3words:** juggled.tables.task

**Butler  
Sherborn**

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)



**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 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. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: July 2024. Particulars written: August 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	78

