



LAVENDER COTTAGE
STOW-ON-THE-WOLD, GLOUCESTERSHIRE

**A beautifully presented handsome
Cotswold stone cottage with an
enclosed garden in Stow on the Wold**

Ground Floor: Sitting Room with fireplace
Kitchen/Breakfast Room • Utility/Cloakroom

First Floor: Two Double Bedrooms • Shower Room

Second Floor: Main bedroom • Bathroom

Outside: Enclosed rear Garden with Terrace
Two outbuildings ideal for Storage

Set In just under 0.05 Acre



Stow-on-the-Wold Office

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DESCRIPTION

Lavender Cottage is a very appealing, traditional Cotswold stone cottage, and is very deceptive, with just over 1,285sq ft of stylishly presented living space set over three floors. This cottage is finished to an exceptionally high standard throughout.

It is complemented by the pretty landscaped rear garden, which is perfect for entertaining as the kitchen/breakfast room bi-fold doors open out to the terrace. Period features in Lavender Cottage include exposed beams in the sitting room and the main bedroom, and a Cotswold stone feature fireplace in a first floor bedroom.

Lavender Cottage is currently run as a very successful holiday let but could easily be a main or second home. Websites for Manorcottages.co.uk offer more details and excellent reviews by holiday makers.

At the heart of the cottage is a generous sitting room with an eye-catching Cotswold stone fireplace which has a wood burner. The comprehensively fitted kitchen is both elegant and functional, equipped with integrated appliances, a gas hob, double oven, microwave, dishwasher and a large fridge freezer with attractive quartz worktops. The kitchen/breakfast room has full ceiling height with two large skylights, which makes it light and bright. The bi-fold doors open to the terrace, which is perfect for summer entertaining. The attractive limestone floor runs through to the utility/cloakroom, which has a range of matching cupboards, an integrated washing machine and an oak work top along with a large storage cupboard.

On the first floor there are two double bedrooms and a shower room. On the floor above, the double-aspect main bedroom has a vaulted ceiling with exposed 'A' frame beams, a wardrobe, eave storage and an attractive bathroom.



The garden offers a wonderful escape from town life, the paved terrace is partly enclosed by attractive Cotswold stone walling, with Lavenders beds above. The raised lawn is enclosed by wooden fencing and Cotswold stone walling, with low maintenance borders of Lavenders, Box and Olive trees. There are two delightful Cotswold Stone buildings which can be useful storage. There is a Right of Way from the Garden to Park Street.

Lavender Cottage is within walking distance of Stow's many amenities, including independent shops, cafés, traditional pubs, and essential services such as the doctor's surgery and vet. The area is well-served by excellent schools, with a primary school in Stow-on-the-Wold and the renowned 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.

Pubs



The Old Butchers 0.1 mile
The Wild Rabbit Kington 5.3 miles
The Fox Oddington 2.7 miles

Schools



Stow on the Wold Primary School 0.3 mile
Cotswold Academy 3.8 miles
Kington Hill 5.4 miles

Train station



Kington Station 5.5 miles
Moreton in Marsh station 4.6 miles

Members Clubs



Soho Farmhouse 16.3 miles
Daylesford Organic, Spa and Bamford 3.7 miles



SERVICES

Mains water, drainage, electricity, and gas. Gas fired central heating. Underfloor heating in the kitchen. BT 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. Lavender Cottage is a successful holiday let and the contents as seen (less a few personal items) are available by separate negotiation, so holiday bookings can continue seamlessly.

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.

LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester
GL7 1PX - T: 01285 623000 | www.cotswold.gov.uk

COUNCIL TAX: Band D

EPC : Band D





VIEWING

Please telephone Butler Sherborn: Stow on the Wold Office T01451830731 or The London Office T02078390888.
E stow@butlersherborn.co.uk

DIRECTIONS (GL54 1AQ)

Lavender Cottage is opposite the Butler Sherborn office. Parking can be found on Park Street.

what3words: ///mega.systems.minerals



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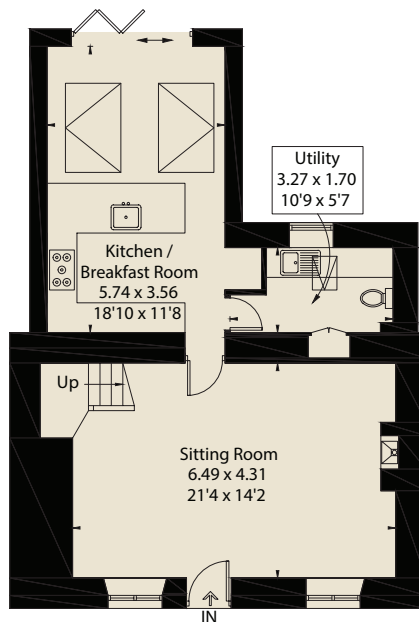
Lavender Cottage, Park Street, Stow on the Wold, Cheltenham, GL54 1AQ

Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft

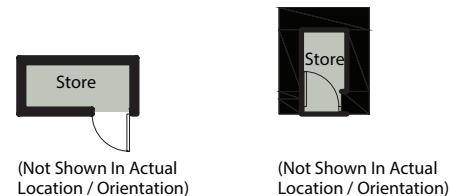
(Excluding Eaves)

Stores = 3.4 sq m / 36 sq ft

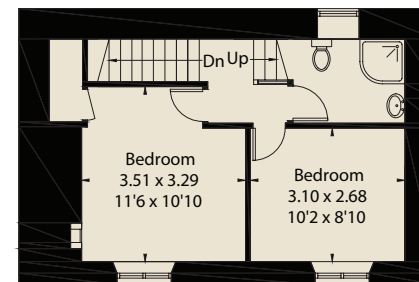
Total = 122.8 sq m / 1321 sq ft



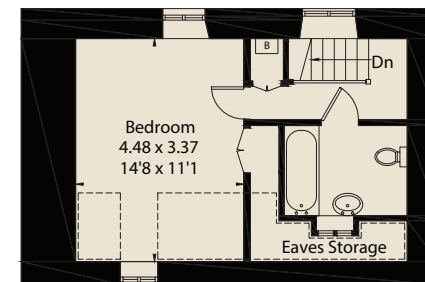
Ground Floor



= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 214462

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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