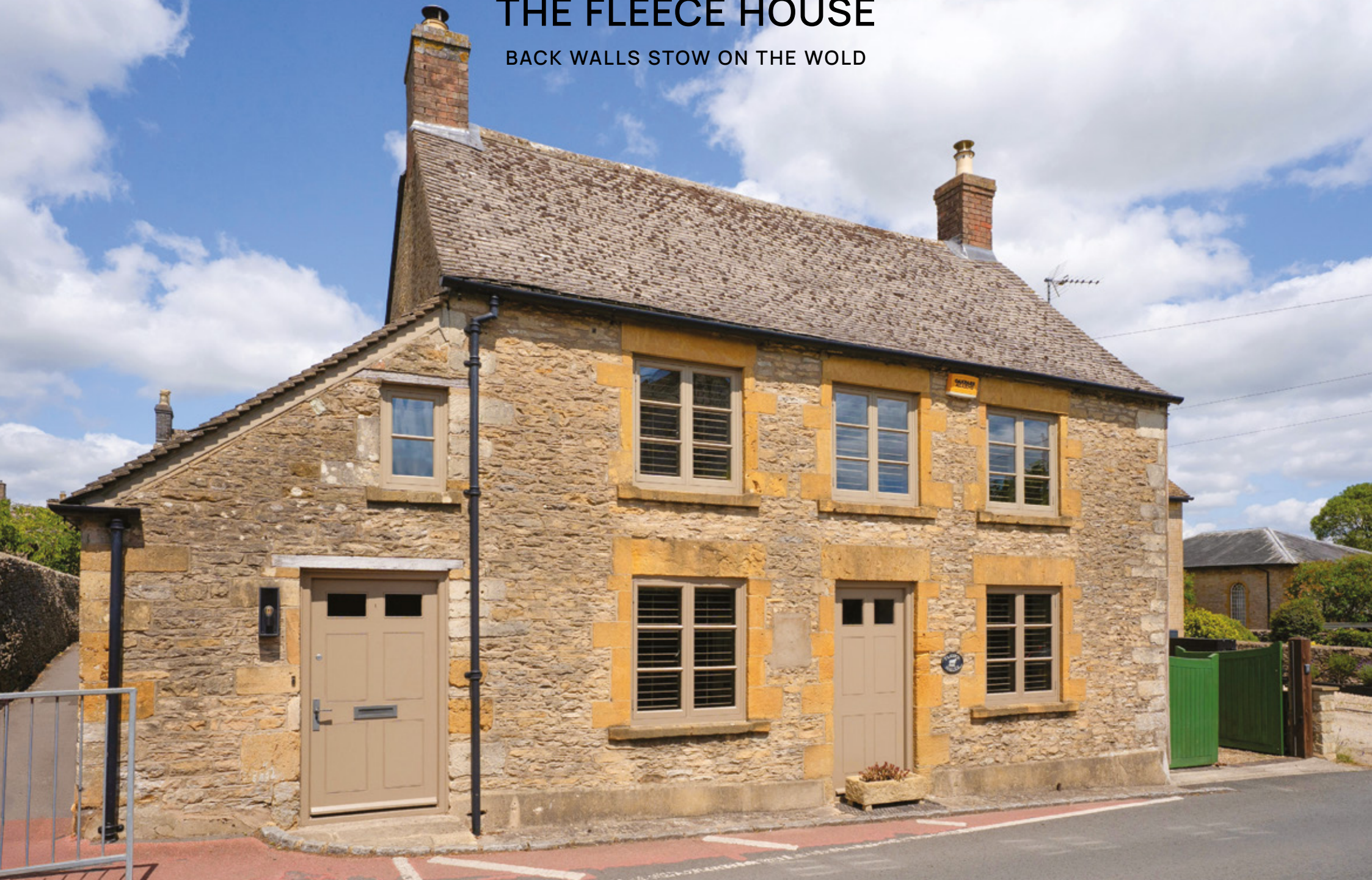


THE FLEECE HOUSE

BACK WALLS STOW ON THE WOLD



A stylish three-bedroom townhouse finished to a high standard, featuring off-road private parking and located within easy walking distance of the town centre

Ground Floor: Kitchen/Dining room • Sitting Room
Hall/Boot Room • Study • Utility/Cloakroom

First Floor: Guest Bedroom with Adjoining Shower Room
Further Double Bedroom • Family Bathroom

Second Floor: Master Bedroom with Adjoining Bathroom

Outside: Terraced Garden • Off Road Parking

**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

www.butlersherborn.co.uk

The London Office

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

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



ACCOMMODATION

The Fleece House is a stylish and spacious townhouse just a short walk from the centre of Stow-on-the-Wold. Thoughtfully designed with high-quality fittings and a contemporary finish, the property offers flexible living space, abundant natural light, and clever storage throughout.

The ground floor features a welcoming entrance hall with bespoke storage and seating, a WC, and a bright open-plan kitchen/dining room with handmade units, and a bay window. Doors open from the central hallway to the garden, while the cosy sitting room includes a fireplace with a wood burner. A separate study leads to a utility room with fitted units, sink, and space for laundry, along with a second entrance.

Upstairs, the first floor has two double bedrooms, one with an adjoining shower room as well as a family shower room and useful eaves storage. The top floor is home to the spacious main bedroom with its own bathroom.

Outside, electric wooden gates open to a gravel driveway with parking. The private courtyard garden is paved for low maintenance and ideal for outdoor entertaining.

SERVICES

Mains gas, water, electricity and drainage. (No tests as 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.

LOCAL AUTHORITY

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

COUNCIL TAX

Band F

TENURE

Freehold

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





DIRECTIONS (GL54 1DR)

From our offices in Stow-on-the-Wold proceed down Park Street and take the right-hand fork before the Bell Inn. Turn immediately right again into Lower Park Street and then immediately right again over the speed bump onto Back Walls. The Fleece House will be found on the right-hand side.

what3words: ///scratches.lamenting.fines



Pubs

The Old Butchers 0.3 mile
The Wild Rabbit Kingham 5.5 miles
The Fox Oddington 2.9 miles



Schools

Stow on the Wold Primary School 0.5 mile
Kitebrook Prep School 7.9 miles
The Cotswold School 3.5 miles



Train station

Kingham Station 5.1 miles
Moreton in Marsh station 4.8 miles



Members Clubs

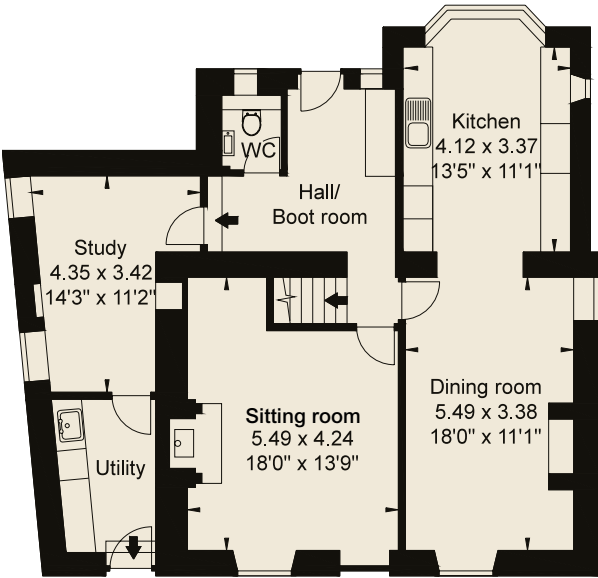
Soho Farmhouse 17.3 miles
Daylesford Organic, Spa and Bamford 3.5 miles



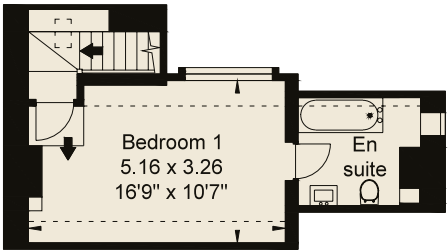
www.butlersherborn.co.uk

APPROXIMATE GROSS INTERNAL FLOOR AREA:
185 sq m (1,991 sq ft)

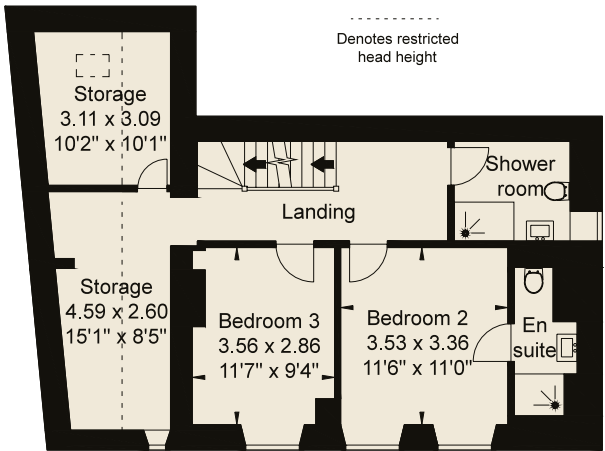
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



Ground Floor



Second Floor



First Floor

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: June 2025. Particulars written: June 2025. Brochure by wordperfectprint.com

