



King Georges Field, Stow On The Wold



This three-bedroom semi-detached property is well proportioned and situated on the edge of the cul-de-sac, within walking distance to the town centre and local primary school. Located to the side of the property, through the front door, you are welcomed by a hallway which provides access to the downstairs WC to the left, and a bright and spacious dual aspect living room with log burner. At the end of the hallway, there is the recently renovated, contemporary style kitchen with a door out onto the rear garden and the sink positioned perfectly in front of the window to provide views of the garden and the countryside beyond. Continuing through the kitchen to the right, there is another dual aspect, well proportioned room which is currently being used as a dining/family room which can also be accessed via the living room.

Upstairs, there are three good sized bedrooms, two doubles and one single, and the family bathroom, with a bath and overhead shower. The principle bedroom also benefits from built in storage.

EPC: C

Council Tax Band: C

Tenure: Freehold



AGENTS NOTE S.157 Housing Act 1985 – This property is formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.





The outside space and position of this property is particularly special. There is a large, private and well-maintained rear garden with views of the countryside beyond. Additionally, there is a garden shed for storage in the rear garden and a detached wooden workshop with electricity wired in, to the side of the property. For added convenience, there is a driveway with parking for two to three cars. Situated within easy reach of local amenities, and in the catchment area for Stow-on-the-Wold Primary School and The Cotswold School, this property offers the perfect combination of convenience and peaceful living.

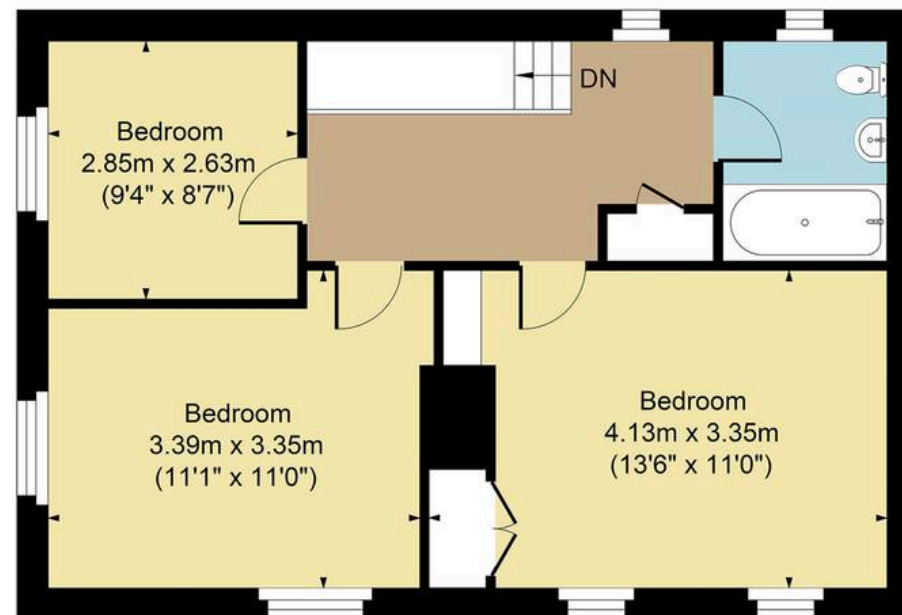
Stow-on-the-Wold enjoys an elevated position in the centre of the north Cotswolds, offering a wide range of individual shops arranged around a central square composed almost entirely of old Cotswold stone properties, with several public houses, coffee shops, a library, police station and church. There is a primary school situated on the edge of the town and a wider range of amenities can be found within easy reach, including Tesco store and main line train station at Moreton in Marsh and Kingham, which have direct lines to London.

What3Words: ///frightens.elsewhere.keeps

Main House Approx. Gross Internal Area:- 110.07 sq.m. 1185 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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