

established 200 years

Taylor & Fletcher



The Staircase The Square
Stow-on-the-Wold, GL54 1AB
Guide Price of £420,000



The Staircase The Square

Stow-on-the-Wold, GL54 1AB

An imaginative conversion of a Grade II listed building to form a beautifully presented 2 bedroom apartment in the heart of the town.

Directions

From Stow-on-the-Wold town square, cross over the road passing Huffkins and the Stow Lodge Hotel, the entrance to the property is directly next to Cotswold Galleries.

what3words

what3words///portfolio.chains.casino

Location

Stow-on-the-Wold is an attractive market town with the parish church of St Edward together with a wide variety of shops and boutiques. In addition it has a good range of hosteleries and a primary school.

Bourton-on-the-Water is 4 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school with its affiliated public Sports centre.

There is also a secondary school at Chipping Campden. There are mainline train stations situated at Moreton-in-Marsh (4 miles) and Kingham (5 miles) with regular services to London Paddington via Oxford and Reading.

Cheltenham, 18 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hosteleries, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt, Literature, Music and Cricket festivals.

Description

The Staircase is a first floor apartment forming part of Cotswold Galleries, an elegant Grade II listed building forming part of the historic Square

in Stow-on-the-Wold.

The building was converted into three apartments in 2021, the shop remaining as a gallery. As the name suggests a staircase leads to the apartment which was imaginatively conceived with a partly galleried main open plan living room/ kitchen.

There is a master bedroom with en-suite shower room together with a further double bedroom and shower room. The kitchen is vaulted and stairs lead from the main reception area to a galleried study on the second floor which overlooks the kitchen.

The conversion has been executed to a high standard with a security gate leading to all of the apartments. In addition to the vaulted ceiling other features such as exposed beams, lintels and Cotswold stone walls have been retained. In addition the apartment is well appointed with quality appliances and fittings.

A balcony is set in front of the entrance and provides outside space.

The Staircase has been used as a successful holiday property but equally would make a very pleasant holiday home or main residence.

Accommodation

Approached from The Square via a communal security gate a path leads to the stairs with timber treads and hand rail and to a balcony with glazed balustrading, coat hooks, power point and two recessed ceiling spotlights. Double glazed panelled door flanked to either side by double glazed panelling and opening casements leads to the main reception room/kitchen.





Reception Room

Formed in an L shape and incorporating the impressive oak staircase leading to the first floor. Laminate oak effect floor, part exposed Cotswold stone wall with exposed timber lintel. Television point, nine recessed ceiling spotlights, entry phone system.

Kitchen Area

Kitchen area comprising a Neff four ring ceramic hob with extractor hood above and drawers below flanked to either side by a cupboard and integrated tumble drier. One and a half bowl sink unit with single drainer and mixer taps set within a wide surround. Cupboard beneath and integrated washing machine together with an integrated Caple dishwasher, wine rack, matching eye level cupboards above with sealed lighting. Cupboard housing the Worcester gas fired central heating boiler. Further range of units comprising a Neff oven with grill above and pan storage cupboard above and below. Integrated Caple fridge and freezer, housemaids cupboard.

The Kitchen is open to the apex with two spotlights shining onto the breakfast bar.

From the main reception room

Small landing.

Master Bedroom Suite

Comprising

Bedroom 1

Incorporating built-in wardrobe cupboard with a part mirrored front double glazed casement window with window seat, part exposed stone wall with timber lintel, door to

En-Suite Shower Room

Matching white suite comprising shower cubicle with overhead and hand held shower attachment,. Low level w.c. wash hand basin with monobloc mixer tap with cupboard beneath, tiled splashback, three recessed ceiling spotlights, chrome heated towel rail.

Bedroom 2

May also be approached from the main reception room. Five recessed ceiling spotlights, exposed stone wall.

Shower Room

Matching white suite comprising shower cubicle with overhead shower and separate hand held

attachment and jet system together with speakers and retractable seat. Wash hand basin with chrome mixer tap, cupboard beneath, tiled splashback. Low level w.c. three recessed ceiling spotlights, chrome heated towel rail.

From the main reception room a beautiful oak staircase leads to the galleried study.

Study

Exposed timber purlins and double glazed velux window.

Tenure

Leasehold.

Services

Mains electricity, water, gas and drainage are connected to the property. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

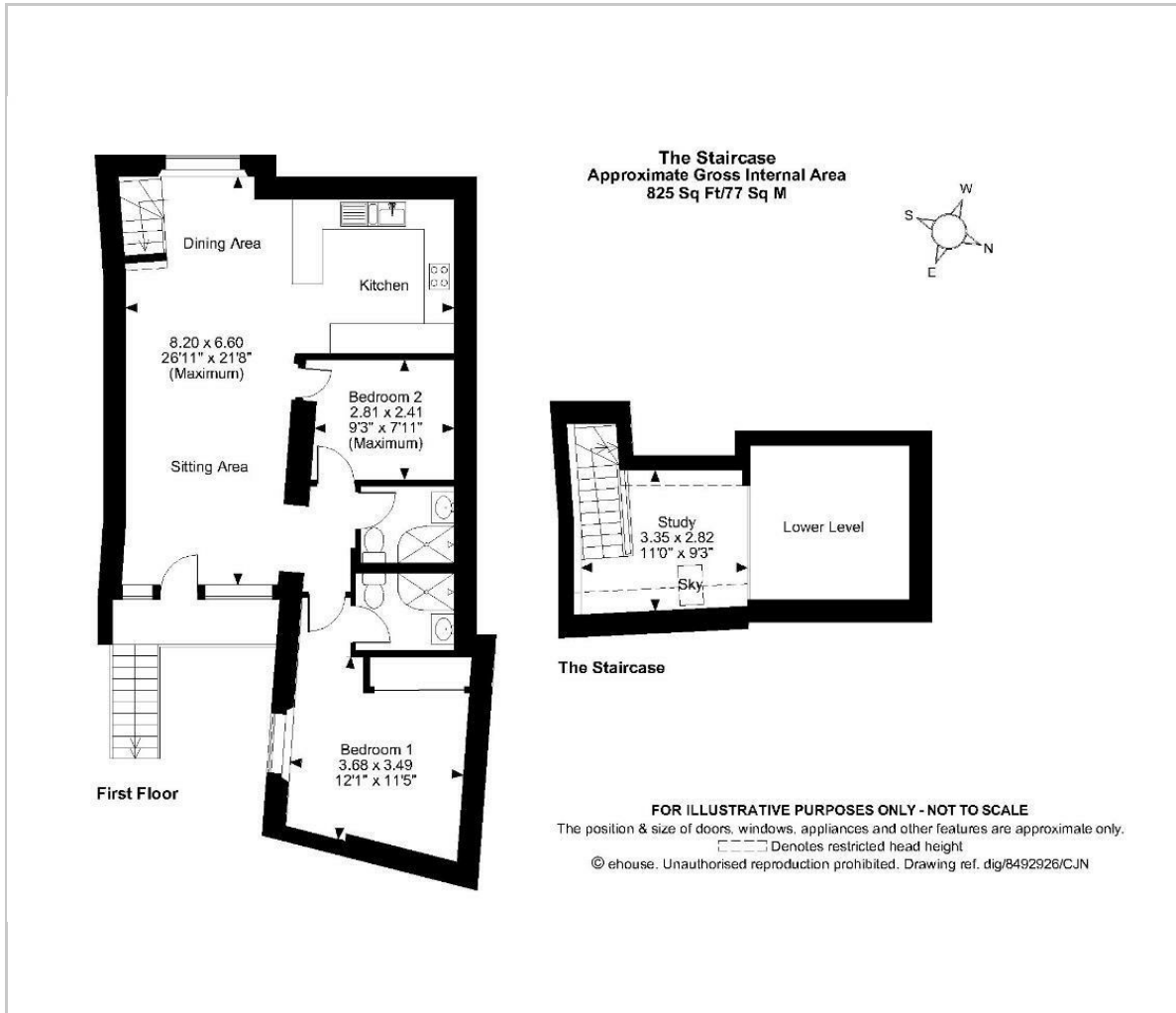
Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

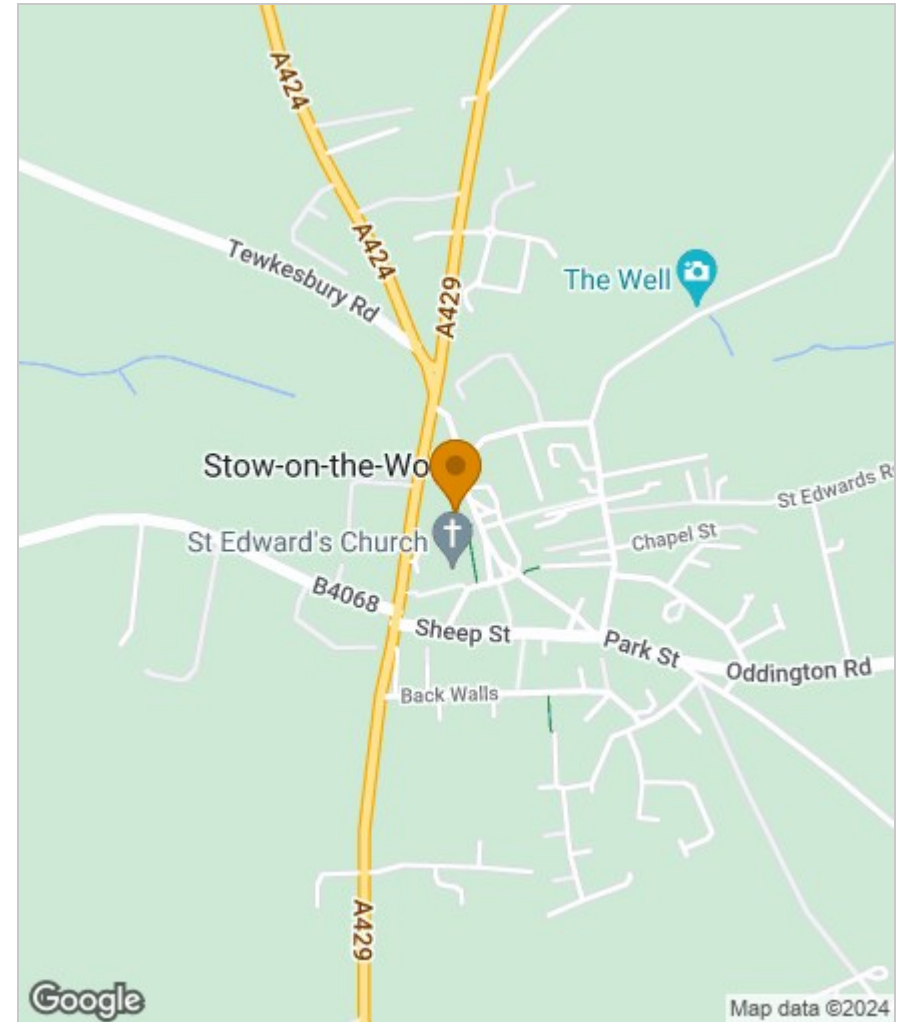
Business Rates

Current rateable value (1 April 2023 to present) £3,000.

Floor Plan



Area Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	