

established 200 years

Tayler & Fletcher



4 The Stables, Fosseway House, Stow-on-the-Wold GL54 1DN

Guide Price of £325,000

An attractive conversion of a period Cotswold stone building situated within the exclusive Fosseway House development and within walking distance of the town.

taylorandfletcher.co.uk

Directions

From the centre of Stow-on-the-Wold proceed across the square via the High Street. Opposite the Police Station, turn right into Parsons Corner. Turn left through the gates to Fosseway House. Follow the drive past Fosseway House and the car park and number 4 will be seen on the right hand side.

what3words

what3words///lend.condense.tungsten

Location

4 The Stables forms part of the Fosseway House development and is situated in a pleasant position. Fosseway House is well situated with access to either Well Lane or alternatively through a private pedestrian gate which gives access to the Fosseway with Tesco's to the north and The Square to the south.

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 hostelrys 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, has excellent shopping facilities, a wide number of hostelrys, a multiplex cinema, together with the Everyman Theatre as well as National Hunt, Music, Literature and Cricket festivals for which the town is well known.

Description

4 The Stables is a mid-terrace property formerly part of the stables to Fosseway House and converted to form a comfortable home. It is constructed of natural Cotswold stone under a slate roof. It has an attractive front facade with double glazed windows set within cut stone reveals.

It has comfortable accommodation with a main reception room, fitted kitchen and cloakroom on the ground floor. On the first floor there are two bedrooms, an en-suite shower room and separate shower room.

There is an open plan area of front garden, an enclosed rear garden together with a single garage and use of the shared visitors parking.

Accommodation

Outside light, front door with central glazed panel.

Staircase Hall

Containing the electricity meter and fuse box.

Cloakroom

White suite comprising low level w.c. wash hand basin with tiled splashback.

Sitting Room/Dining Room

False fireplace with a decorative pine surround and mantelpiece and raised hearth. Coved ceiling, 3 wall light points, television point, a pair of double glazed doors with double glazed side panel leading to the rear garden.

Door to

Kitchen

Comprising a one and a half bowl stainless steel sink unit with single drainer set within a wide surround with a range of drawers and cupboards below.

Fitted Indesit four ring halogen hob with Indesit oven and grill below and extractor hood above. Matching eye level cupboards and display shelving. Wall mounted Worcester gas fired central heating boiler, space for upright fridge/freezer.

From the hall stairs with painted hand rail lead to the first floor landing. Cupboard with hanging rail and shelving.

Master Bedroom Suite

Comprising

Bedroom 1

Telephone point.

Door to



En-Suite Shower Room

White suite comprising shower cubicle fitted with a Mira Advance electric shower, oval wash hand basin set within a tiled surround with tiled splashback and cupboard beneath, built in storage cupboard.

Bedroom 2



Shower Room

Matching white suite comprising walk-in shower cubicle fitted with a chrome shower, low level w.c. pedestal wash hand basin with chrome taps with mirror and strip light with shaver point above, airing cupboard with slatted timber shelving.



Outside

4 The Stables is approached via the shared tarmac drive passing the front of Fossey House and leading to the block of garages of which the single Garage belonging to number 4 is set on the left hand side opposite the visitor parking. The drive continues to those properties forming the former stables.

A path leads to the front door flanked by a small lawned area with a specimen cherry tree. There is a flower and shrub border abutting the property.

The rear garden terrace is approached from the sitting room/dining room. It is almost entirely paved with a flower and shrub border abutting the rear wall.

Outside light and outside tap.

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.

Council Tax

Band D. Rates payable 2024/2025 £2,250.72.

Service Charge

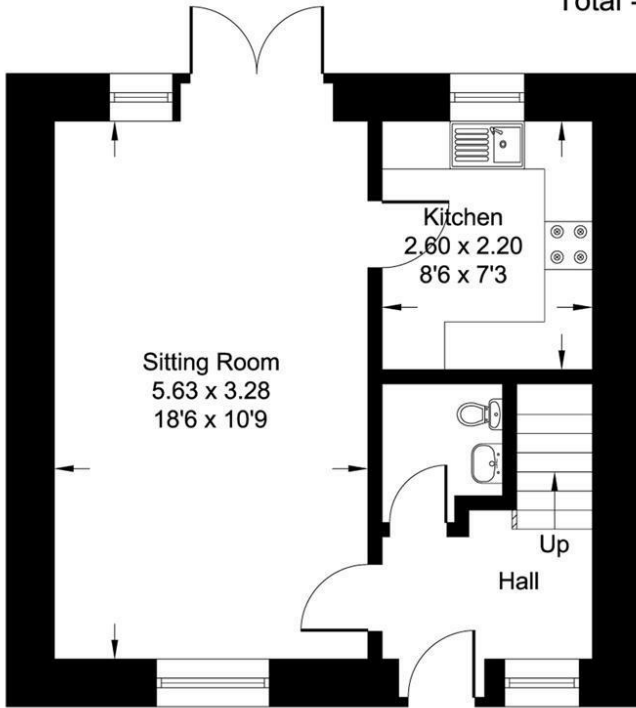
There is a service charge of £440 per year which is payable as £220 twice yearly.

Tenure

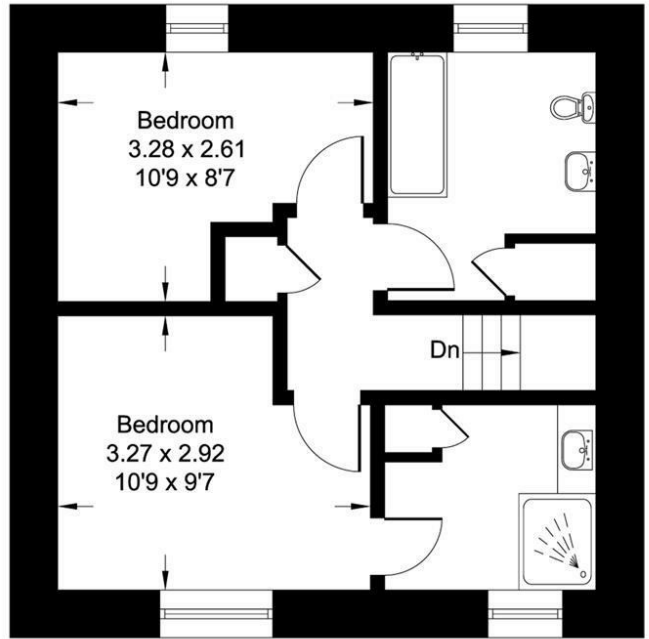
Freehold.

Floor Plan

Approximate Gross Internal Area = 63 sq m / 682 sq ft
 Total = 63 sq m / 682 sq ft



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="text-align: center;"> 89 </div>
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.