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# Tayler & Fletcher



The Carriages, 7 The Stables, Fosseway House, Stow-on-the-Wold GL54 1DN

**Guide Price of £475,000**

*An attractive 2 bedroom end terrace Cotswold Stone property with garden, parking and garage within walking distance of the town square.*

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## 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 Carriages will be seen in front of you next to the car parking area.

## Location

The Carriages forms part of the Fosseway House development and is situated in a pleasant position looking towards the main house, its front gardens, the ancient monument and the Evenlode valley beyond. 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 hostelries 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 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 hostelries, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt and Literature, Music and Cricket festivals.

## Description

The Carriages is an end of 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 with gabled dormer windows set within the roof line.

It occupies an excellent position on the end of the row with path flanked by lawns leading to the front door with the gravelled drive and attached garage set to one side.

The drive provides excellent parking for at least two vehicles and again leads to the garden which sweeps round to the rear of the property and which has been landscaped into three tiers providing plenty of useable outdoor space.

## Accommodation

Outside light, covered entrance.

## Staircase hall

Tiled floor.

## Cloakroom

Low level w.c, wash hand basin with mixer tap, part tiled walls.

## Sitting room

Incorporating open fireplace with Cotswold stone surround and chimney breast with hearth and mantelpiece and flanked one side by deep shelving with further recessed shelving.

Six recessed ceiling spot lights and further display niche with glazed shelving, three wall light points, telephone and television points. Understairs storage cupboard housing the Vaillant Ecofit gas fired central heating boiler.

## Kitchen

Quartz worktops, sink unit with single drainer and mixer taps set within a wide surround with range of drawers and cupboards beneath. Space for Slimline dishwasher, four ring Neff gas hob with extractor hood above with matching eye level cupboards to either side, further matching eye level cupboards with display shelving. Stoves double oven and grill with cupboards above and below, space for three quarter height fridge/freezer with cupboard above. Four recessed ceiling spot lights.

## Dining room

Double glazed door leading to the rear garden.



Stairs with painted handrail lead to the first floor landing.

## Master Bedroom

Range of built in wardrobe cupboards with hanging rail and shelving. Part exposed timber A frame. Double glazed casement window. Door and steps to bathroom.



### En-suite Bathroom

Incorporating a shower over bath fitted with a Mira Sport shower. Pedestal wash hand basin, low level w.c.



### Walk in cupboard/potential office

Sloping ceiling and incorporating hanging rail and shelving. Electric light only.

### Shower room

Shower cubicle fitted with a Mira advance shower, wash hand basin set within a vanity unit with drawers and cupboards to either side, low level w.c. Strip light with shaver point.

### Bedroom 2

Two built in wardrobe cupboards, double glazed casement window.

### Outside

The Carriages is approached via a private tarmac drive which leads to its gravelled drive which provides at least two parking spaces. Attached single garage. Pair of timber doors and incorporating a stainless steel sink unit with cupboards beneath and space and plumbing for washing machine.

Two strip lights together with other power points and cold water tap. Wall mounted electricity and gas meters.

The rear garden which is a particular feature of The Carriages is either approached from the side timber gate or alternatively from the Dining room.

The garden wraps around the property and has been landscaped into separate tiers. Steps and retaining wall lead to further parts of the garden which are partly terraced, partly lawned and partly gravelled and provide different and interesting sitting out areas with the top lawned area sweeping back down to the gravelled drive.



### 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 E. Rates payable for 2024/2025 £2,750.89

### Service Charge

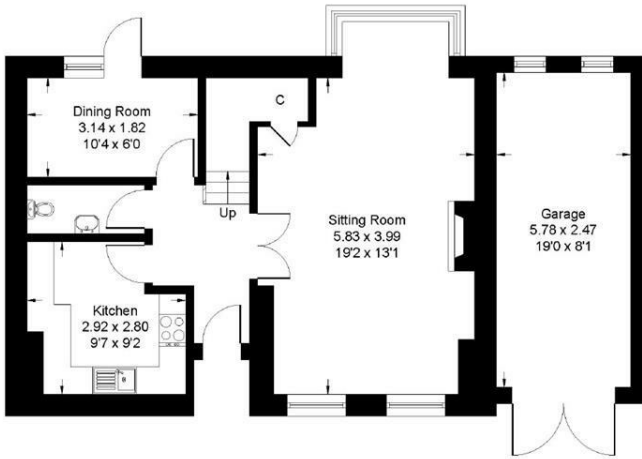
There is a service charge of £440 a year which is payable as £220 twice yearly.

### Tenure

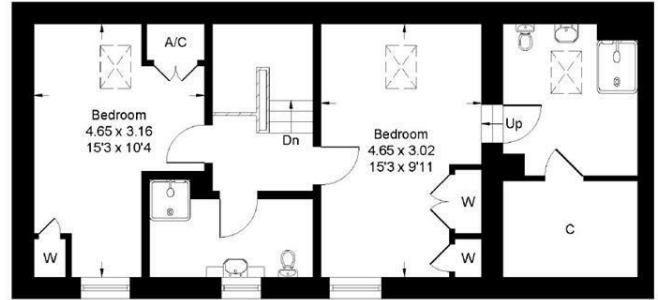
The property is Freehold.

# Floor Plan

Approximate Gross Internal Area = 100.21 sq m / 1079 sq ft  
 Garage = 14.28 sq m / 154 sq ft  
 Total = 114.49 sq m / 1233 sq ft



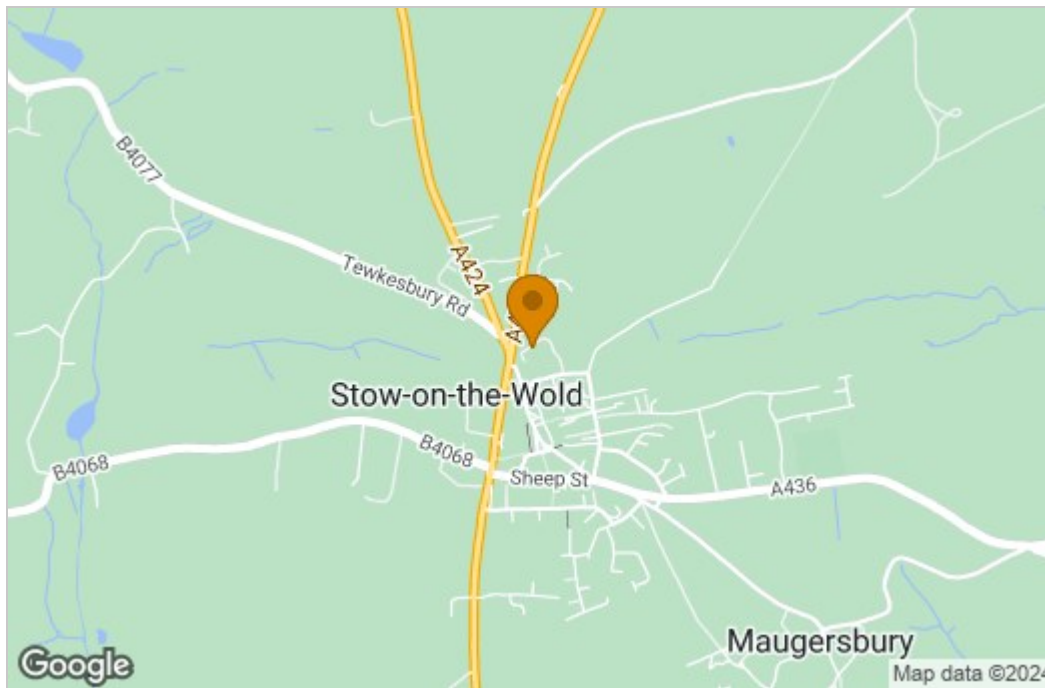
Ground Floor



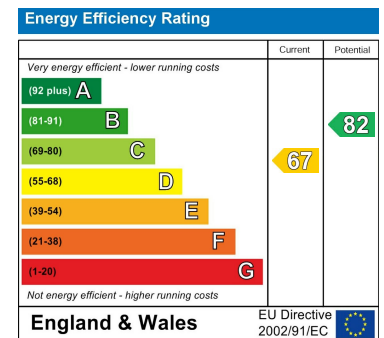
First Floor

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

# Area Map



# Energy Efficiency Graph



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.