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# Tayler & Fletcher



1 Queen Henrietta Place, Well Lane, Stow-on-the-Wold GL54 1HW

**Guide Price £415,000**

*A charming two bedroom house situated in a secluded position within the heart of the town with south facing garden and parking. A select development for the over 55's.*

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)



## Directions

From the Stow-on-the-Wold office of Tayler and Fletcher proceed down Digbeth Street. Immediately prior to the junction with Park Street turn left into Well Lane. The entrance to Queen Henrietta Place will be seen on the right hand side just past Chapel Street.

## Location

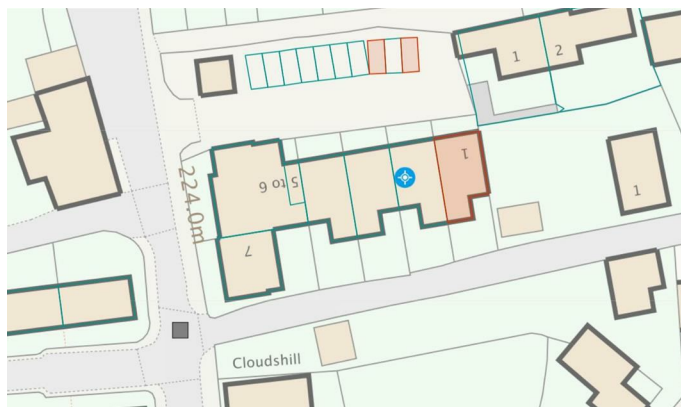
1 Queen Henrietta Place is situated in a quiet and secluded position, just off Well Lane, and within a short walk of The Square. Stow-on-the-Wold is an attractive market town with the parish church of St Edward together with a wide variety of shops and boutiques. In addition it has a good range of hostelrys 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 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 hostelrys, 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

1 Queen Henrietta Place is a well appointed modern house built in 2010 and situated within a small development of seven dwellings. It is an end terrace house constructed of natural Cotswold stone under a deeply pitched reconstituted Cotswold stone tiled roof. The development is exclusively for the over 55's. The house has been built to a high standard with double glazed casement windows. There are two reception rooms together with a well-fitted kitchen, conservatory and cloakroom. On the first floor there is a landing/study area, two double bedrooms and bathroom with separate walk-in shower cubicle. It has an enclosed, private south facing garden together with two car parking spaces (marked I and K).



## Tenure

Queen Henrietta Place comprises seven dwellings. The freehold is held by QHP Management Company Limited [Company No. 11727232]. Each property owner owns an equal share of the freehold. 1 Queen Henrietta Place [along with the other dwellings] is leasehold on a 999 year lease which commenced on the 1st January 2010. The managing agents are CMG Leasehold Management Limited. The service charge is currently £2,211 per annum. There is no Ground Rent.

## Covenants

There are covenants contained in the lease one of which says 'No animal shall be kept on the property without the previous written approval of the management company (which may be revoked at any time)'. Further details relating to the covenants are available from the agents.

## Accommodation

Entrance canopy, outside light.

## Staircase Hall

Incorporating a cloaks cupboard with wall mounted electricity fuse box and stairs leading to the first floor.

## Cloakroom/Utility

L shaped and incorporating a cupboard with space and plumbing for washing machine. Low level w.c, wash hand basin with chrome mixer tap, fitted mirror and light above. Door to under stairs storage cupboard with shelving.

## Sitting Room

Coved ceiling, 3 wall light points, television and telephone points. Fireplace fitted with electric fire. Pair of bevelled glazed panelled doors to

## Dining Room

3 wall light points. Door to



## Kitchen

Comprising one and a half bowl stainless steel sink unit with mixer tap and single drainer in a wide surround with

cupboards beneath. Integrated Smeg dishwasher, Bosch 4 ring gas hob with stainless steel extractor hood above, cutlery and pan drawers below. Bosch oven and grill with Bosch microwave above and storage cupboards above and below. Slimline full length cupboard with adjustable shelving, integrated Smeg fridge with freezer below. Matching eye level cupboards together with cupboard containing the Ideal standard gas fired central heating boiler. Part tiled walls, window overlooking the garden and terrace.

### Conservatory

Tiled floor, ceiling with 4 recessed ceiling lights, opening and fixed double glazed casement windows. Pair of semi-glazed and panel doors leading to the garden.

From the hall, stairs lead to the first floor.

### Landing/Study Area

Coved ceiling, access to the roof space, airing cupboard with hot water cylinder with slatted timber shelving.

### Bedroom 1

Built in wardrobe cupboard with hanging rail and shelving, coved ceiling, television and telephone points.

### Bedroom 2

Built in wardrobe cupboard with hanging rail and shelving, coved ceiling.



### Bathroom

Matching white suite comprising shower cubicle with an Aqualisa shower. Panelled bath with hand grips, mixer taps and with hand held shower attachment. Low level w.c, wash hand basin with cupboard beneath and mirror and shaver point above. Heated towel rail. 4 recessed ceiling lights.



### Outside

1 Queen Henrietta Place is approached via a tarmacadamed and gravel drive leading to 2 designated car parking spaces, marked I and K. A painted timber gate and steps lead to the front door flanked to one side by the small garden planted with a variety of shrubs and surrounded by natural Cotswold stone walling.

The rear garden may be approached via the conservatory and leads to a paved terrace area immediately abutting the rear of the house. Outside light. Small lawned area surrounded by a shrub and herbaceous border. The garden is bounded by natural Cotswold stone walling, trellising and evergreen hedging.

The rear garden is a particular feature being south facing and there is a gate leading to Chapel Street which provides an access to the Square.

### Services

Mains electricity, water, gas and drainage are connected to the property. Please Note that 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.

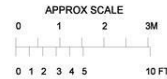
### Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.

### Council Tax

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

# Floor Plan



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
105 sq m (1,128 sq ft)

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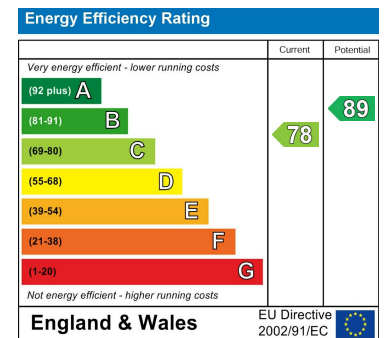
1 Queen Henrietta Place  
Stow on the Wold

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.

# Area Map



# Energy Efficiency Graph



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