

established 200 years

Taylor & Fletcher



Stables Cottage, 2 Windrush Court, Stow-on-the-Wold, GL54 1JW
Guide Price £480,000





Stables Cottage, 2 Windrush Court

Stow-on-the-Wold, GL54 1JW

An attractive, refurbished, Grade II listed, 2 bedroom Cotswold stone cottage, set in the heart of the town with south facing courtyard garden and private parking.

Directions

From the Stow-on-the-Wold office of Tayler and Fletcher and at the bottom of Digbeth Street turn right onto Sheep Street. Continue up Sheep Street and Windrush Court will be seen on the right hand side. No 2 is situated at the end of the court and is accessed via a private gate.

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Location

Stables Cottage, 2 Windrush Court is situated in Stow-on-the-Wold which 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 and Literature, Music and Cricket festivals.

Description

2 Windrush Court forms one of a pair of Grade II listed cottages and is constructed of natural Cotswold stone under a tiled roof. The property has been refurbished to a high standard with new replacement double glazed casement and painted hardwood windows and good quality joinery including new oak doors. It is situated in a private tucked away position between Sheep Street and The Square with a vehicular access from Sheep Street via private timber gates.

It has comfortable accommodation with a sitting room and kitchen/breakfast room on the ground floor and two bedrooms and a bathroom on the first floor.

In addition there is a private south facing courtyard garden approached from stable doors in the kitchen together with a further area of garden set in front of the cottage and over which 1 Windrush Court has an access for their property. There is a designated car parking space together with a pedestrian access leading to the adjacent alleyway which runs behind the property and gives access to Sheep Street and The Square.

Accommodation

Semi-glazed and panelled front door to Staircase hall.

Sitting Room

Fireplace with a Cotswold stone surround, raised hearth and cut stone mantelpiece fitted with a gas coal effect fire. Beamed ceiling, 6 recessed ceiling spotlights. Television point, laminate floor.



Kitchen/Breakfast Room

Stainless steel sink unit, single drainer with mixer tap in a wide surround with cupboard beneath. Slim-line dishwasher. Space and plumbing for washing machine.

Cupboard containing the Worcester gas fired central heating boiler. Four ring electric hob with extractor above and an oven and grill below, flanked to one side by integrated refrigerator and to the other by a set of cutlery and pan drawers and display shelving.

Under stairs storage cupboard, semi-glazed and panelled stable door leading to the courtyard garden. 6 recessed ceiling spotlights.

From the staircase hall, stairs with handrail lead to the first floor.

Bedroom 1

Plus built-in wardrobe cupboard with hanging rail and shelving. Exposed timber beam and purlins and A frame. Double aspect room with casement windows with deep sills.

Bedroom 2

Including built-in wardrobe cupboard with hanging rail and shelving. Plus recess with exposed timber lintel and with exposed timber beams and purlins. Casement window with window seat, 2 wall light points.

Bathroom

Matching white suite comprising painted panelled bath with chrome taps and separate Mira shower with glazed shower screen over bath.

Low level w.c. pedestal wash hand basin with chrome mixer tap. Tiling and painted panelling to Dado height, exposed timber beam and purlin. 4 recessed ceiling spotlights.

Outside

Stables Cottage is approached via Windrush Court which leads to a designated car parking space for the cottage. Paving continues to a front

garden which gives access to the hall and provides a pleasant sitting out area surrounded by flower and herbaceous borders.

The main walled garden may be approached either from the kitchen/breakfast room or alternatively from a gate outside. The garden is south facing, mainly paved and surrounded by low Cotswold stone walling flower and herbaceous borders. There is a power point, water tap and lighting in the courtyard garden.

Services

Mains electricity, gas and drainage are connected to the property. Gas fired central heating. 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.

Council Tax

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

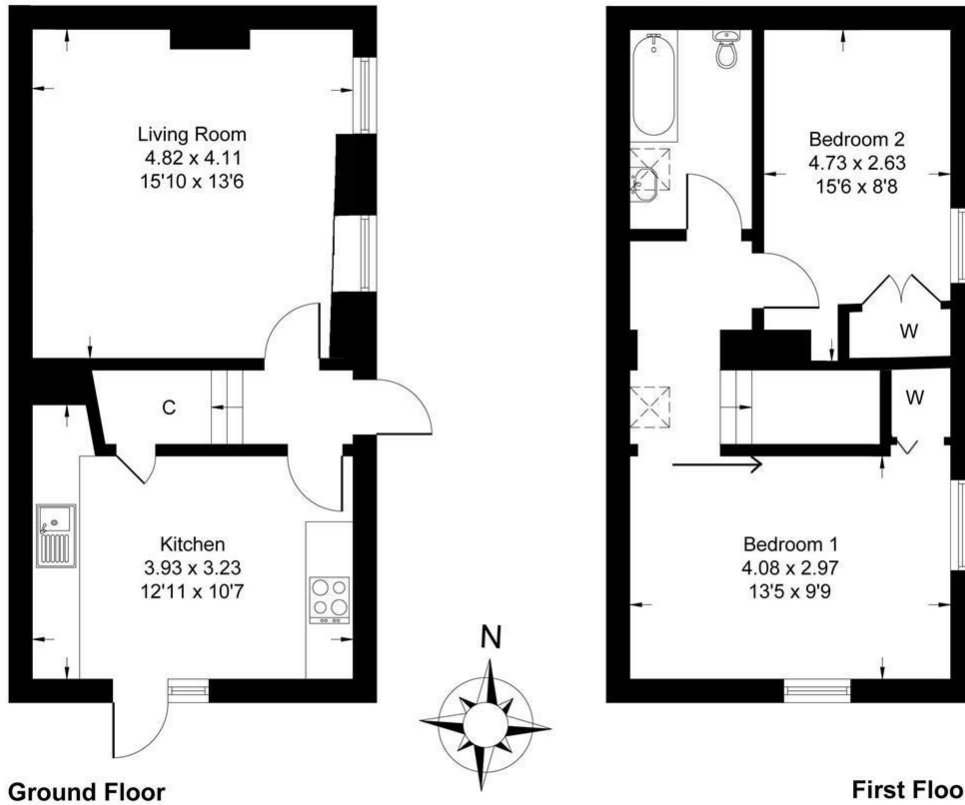
Tenure

Freehold.



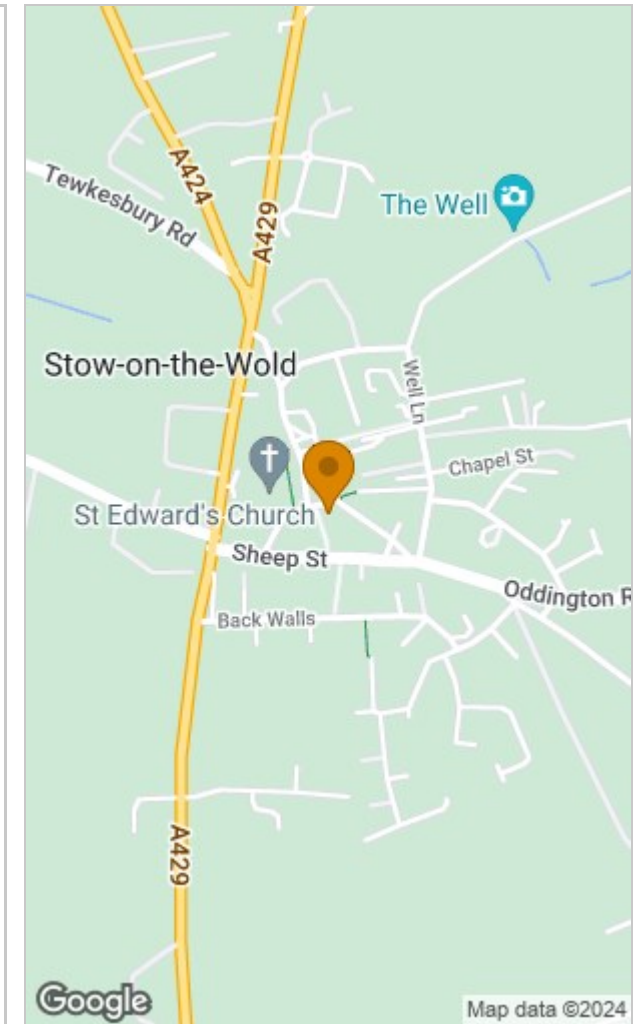
Floor Plan

Approximate Gross Internal Area = 68.29 sq m / 735 sq ft



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



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			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	