

established 200 years

Tayler & Fletcher



1 Landgate Mews, Stow-on-the-Wold, GL54 1DE
Guide Price £425,000



1 Landgate Mews

Stow-on-the-Wold, Cheltenham, GL54 1DE

An attractive and thoughtfully refurbished, 2 bedroom, Cotswold stone cottage, set in a convenient position with spacious rooms, enclosed courtyard garden and an off road parking space.

Directions

From the Stow-on-the-Wold office of Tayler and Fletcher, continue down Digbeth Street, turn left into Well Lane and continue past Union Street and Shepherds Row, turning right at the Stow-on-the-Wold Social Club. 1 Landgate Mews will be seen on the right hand side.

What3words

///hobbyists.bandwagon.afraid

Location

1 Landgate Mews is situated just off Well Lane 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 hosteleries, a primary school, a convenience store and a separate supermarket.

Bourton-on-the-Water is 4 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school and a 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 hosteleries, 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

1 Landgate Mews is a mid-terrace, three-storey house constructed of natural Cotswold stone under a tiled roof.

It has comfortable accommodation with an entrance hall, cloakroom with w.c. and a spacious sitting room. Additionally, there is a modern kitchen/dining room.

On the first floor there are two large double bedrooms, both with stairs leading up to en-suites. Just off the landing is a utility room. The property has an enclosed courtyard garden with one parking space adjacent to Kate's cottage.

Entrance Hall

9'9" x 6'11" (2.97m x 2.11m)

Front porch leads to glazed front door into a spacious entrance hall with timber beams and downstairs cloakroom with w.c.

Kitchen/ Dining Room

12'1" x 17'6" (3.68m x 5.33m)

Set in a wide surround stainless steel sink, built in utilities, such as dishwasher, fridge and freezer. Lamona oven and grill with Lamona four ring hob and extraction fan above. Dining area with large window with timber lintel, overlooking neighbouring courtyard garden.





Sitting Room
18'4" x 12'4" (5.59m x 3.76m)

First Floor
11'2" x 6'10" (3.40m x 2.08m)

Landing with character aspects, including painted beams and slate skirting with Velux skylight.

Utility Room
7'5" x 6'8" (2.26m x 2.03m)

Worktop with washing machine and dryer with eye-level shelving units and hot water cylinder and boiler.

Bedroom 1
18'2" x 12'3" (5.54m x 3.73m)

Spacious double bedroom with several exposed timber beams. Cupboard with hanging rail and shelving alongside further storage under the staircase. Stairs to

Ensuite Shower Room
11'8" x 9'5" (3.56m x 2.87m)

Low level w.c., shower and wash hand basin. Tiled flooring, exposed timber A frames, shaving socket and recessed ceiling spotlights.

Bedroom 2
18'9" x 12'11" (5.72m x 3.94m)

Large double bedroom with several exposed timber beams. Cupboard with hanging rail and shelving alongside further storage under the staircase. Stairs to

Ensuite Bathroom
12'11" x 9'5" (3.94m x 2.87m)

Exposed timber A-frame. Free standing bath, low level w.c. and wash hand basin.

Outside
22'9" x 12'8" (6.93m x 3.86m)

Courtyard Garden with outdoor storage. Parking space adjacent to Kate's Cottage.

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

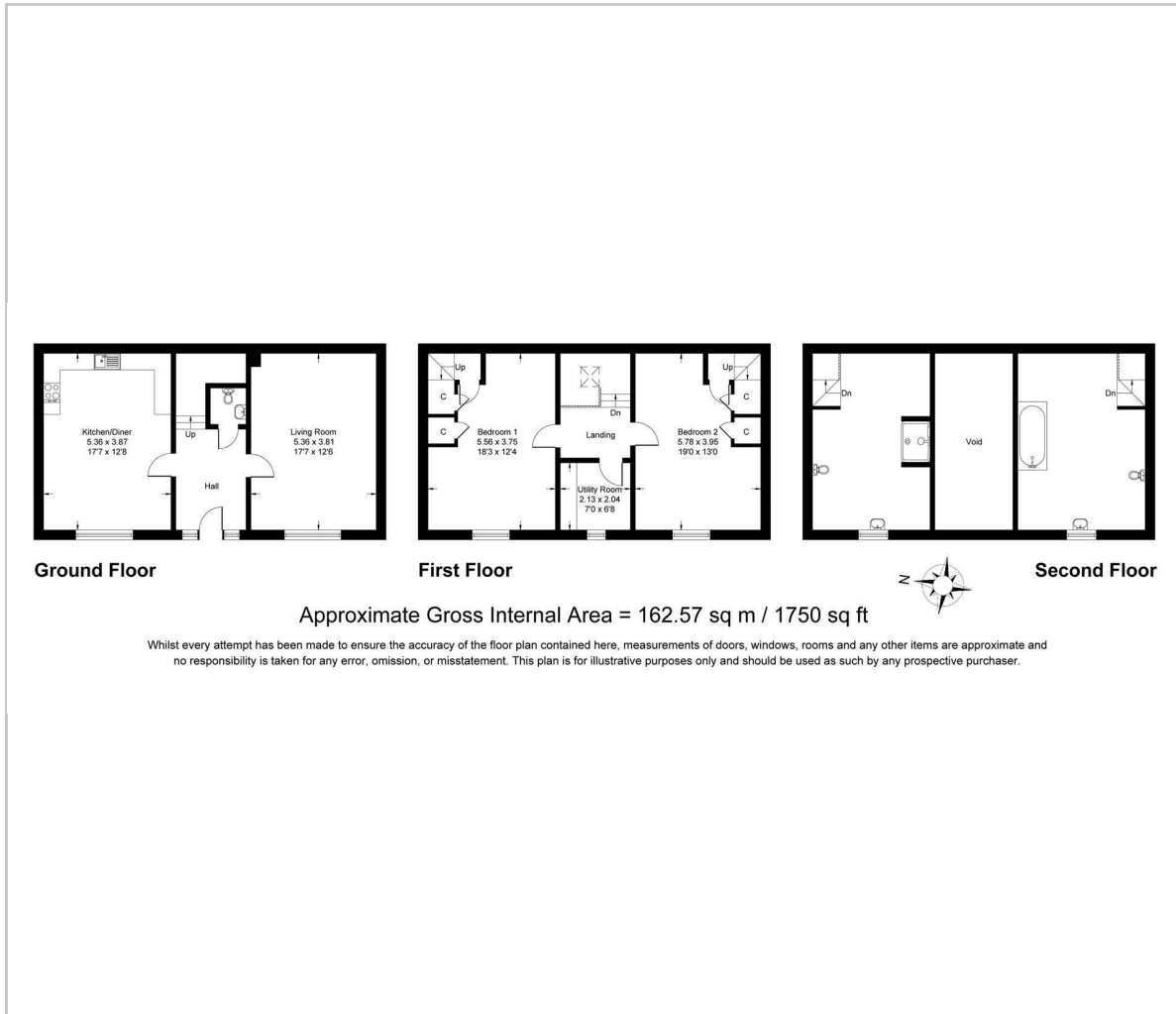
Band C. Rates payable for 2024 - 2025 £2,000.64

Tenure

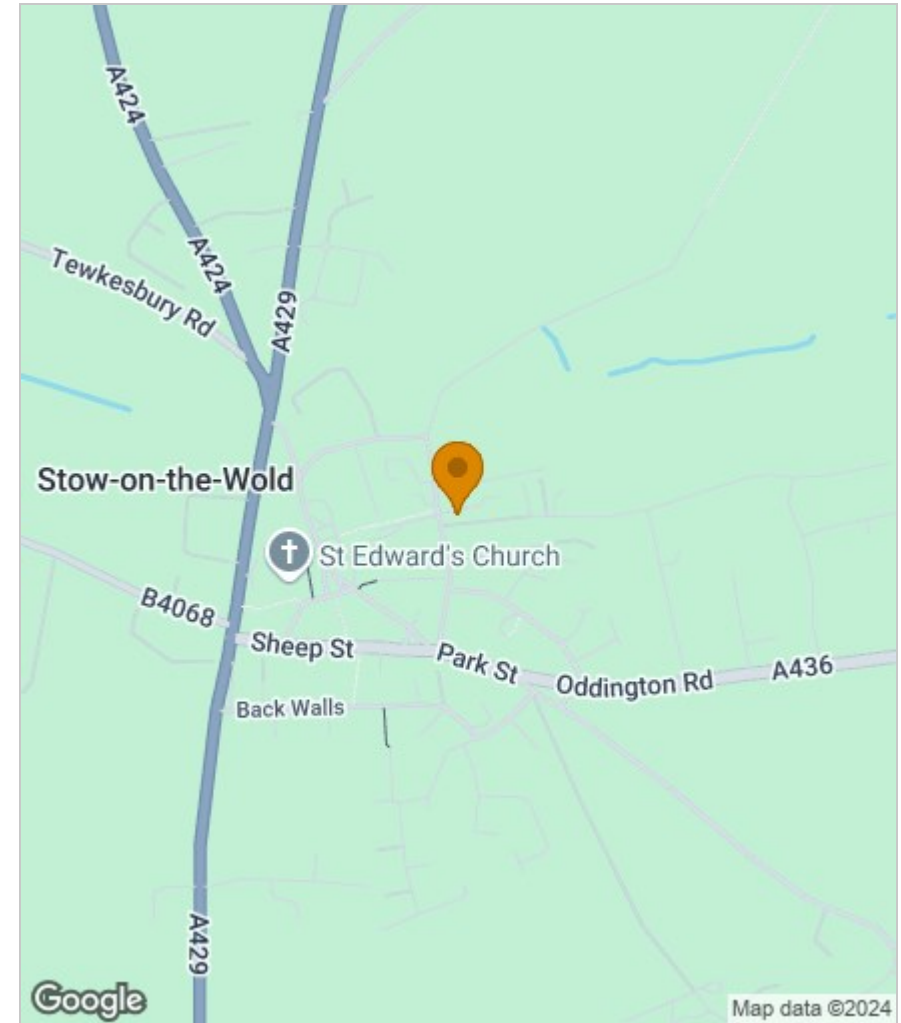
Freehold.



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		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	