

established 200 years

Taylor & Fletcher



2 Landgate Mews, Stow-on-the-Wold, Nr Cheltenham, GL54 1DE
Guide Price £495,000



2 Landgate Mews

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

An attractive and thoughtfully refurbished, 3 bedroom, Cotswold stone cottage with 1 bedroom annex, set in a convenient position with enclosed courtyard garden and 2 off road parking spaces.

Directions

From the Stow-on-the-Wold office of Taylor 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. 2 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 hostelrys, 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 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

2 Landgate Mews is an end of terrace, two-storey house constructed of natural Cotswold stone under a tiled roof.

The house has comfortable accommodation with a staircase hall, open plan kitchen, living room and dining room. The first floor consists of 3 double bedrooms all with their own ensuite. There is also an annex adjacent to the property and an enclosed courtyard garden. There are two parking spaces, one of which is adjacent to the courtyard garden and the other is adjacent to Kate's Cottage.

Staircase Hallway 8'6" x 4'9" (2.59m x 1.45m)

Semi-glazed front door leads into staircase hallway with storage under staircase.

Kitchen 13'5" x 9'10" (4.09m x 3.00m)

Stainless steel sink, built in dishwasher, washing machine, fridge and freezer. Array of cupboards, Russel Hobbs oven and grill with four ring hob and extractor fan above. Wine rack and worktop level sockets.





Sitting/Dining Room

17'11" x 10'11" + 7'10" x 6'2" (5.46m x 3.33m + 2.39m x 1.88m)

L-Shape room with open fireplace with Cotswold stone surround, raised hearth and timber bressumer. Large window overlooking rear passageway and five recessed ceiling spotlights.

First Floor

Landing

11'9" x 6'9" including stairs (3.58m x 2.06m including stairs)

Bedroom 1

14'6" x 9'7" (4.42m x 2.92m)

Double bedroom with ensuite shower room. Bedroom 1 a has large window overlooking courtyard garden with two pendant light fittings. Ensuite has a low level WC, wash hand basin and shower.

Bedroom 2

18'5" x 8'5" (5.61m x 2.57m)

Double bedroom with skylight and ensuite shower room, with low level w.c and wash hand basin. TV point and low-level sockets.

Bedroom 3

16'3" x 9'4" (4.95m x 2.84m)

Double bedroom with built in wardrobe and ensuite bathroom. Large bedroom window, recessed ceiling lights, TV point. Ensuite bathroom including bath with shower attachment, wash hand basin, low-level w.c. and cupboard with boiler and water tank.

Annex

22'5" x 9'4" (6.83m x 2.84m)

Studio apartment including kitchen and shower room. Stainless steel sink, worktops and space for fridge and freezer. Two large windows, one of which overlooks the courtyard garden. Shower room with low-level WC, wash hand basin and shower.

Outside

Front porch leading to front doors for the annex and the main house. Courtyard garden with adjoining parking space and additional 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.

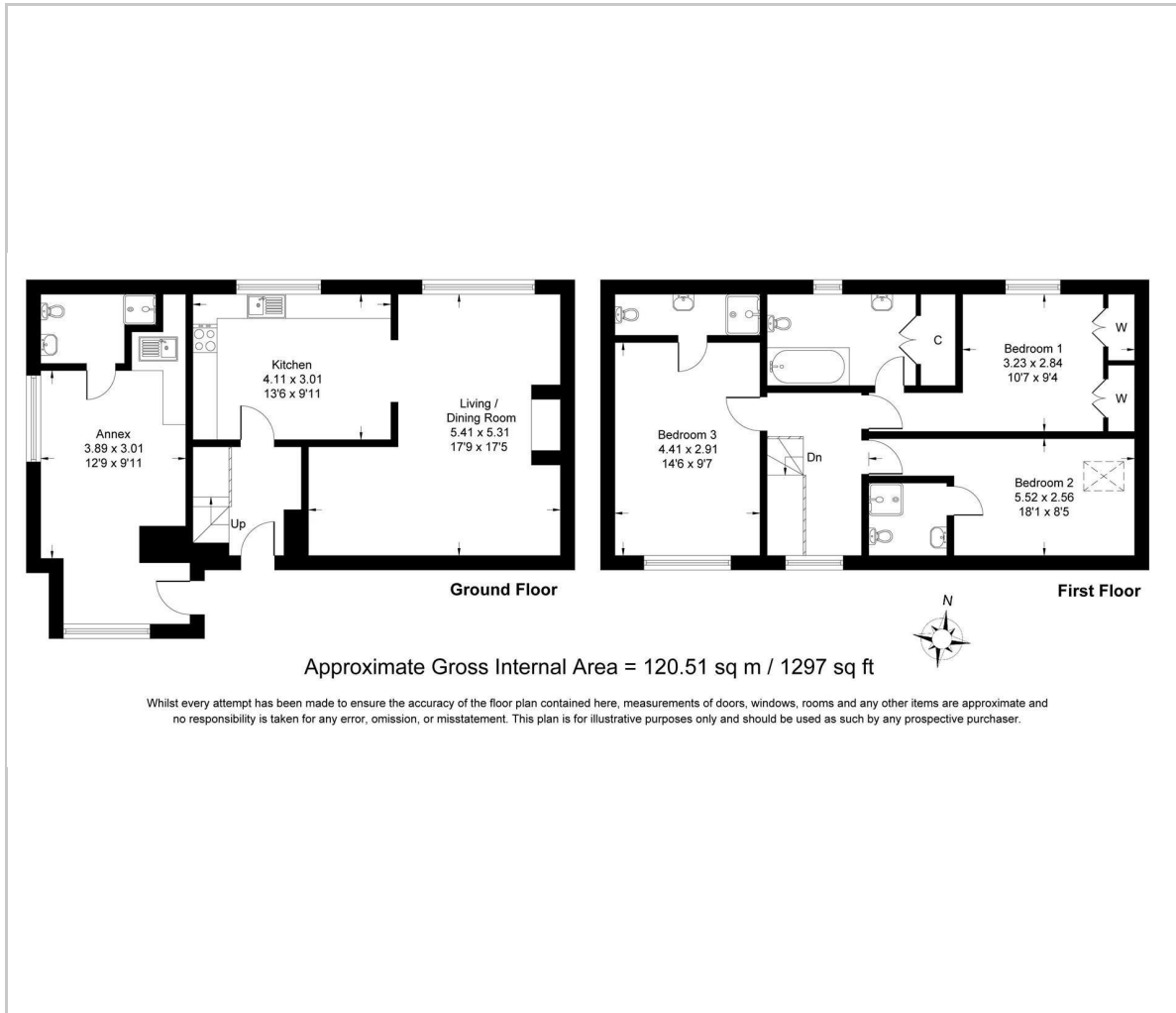
Council Tax

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

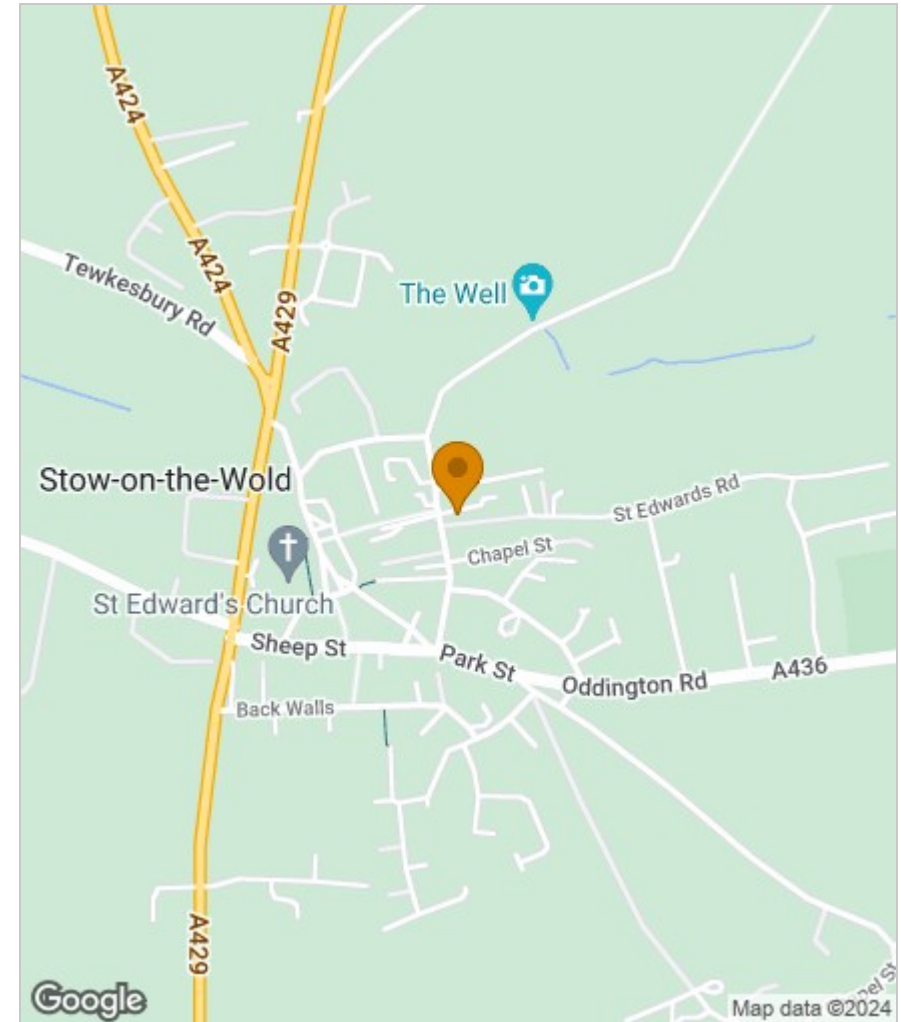
Tenure

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.

