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Taylor & Fletcher



Coreley, Fosse Lane, Stow-on-the-Wold, GL54 1EH
Auction Guide Price £425,000



Coreley Fosse Lane

Stow-on-the-Wold, GL54 1EH

A great opportunity to purchase a spacious detached property in need of complete modernisation, set on the outskirts of the town.

Directions

From the centre of Stow-on-the-Wold head north on the Fosseway through all sets of traffic lights. Turn left onto Fosse Lane (private road) and Coreley is the second property on the right with black iron gates.

what3words

///takes.engulfing.perfumed

Location

Coreley is situated on Fosse Lane, a private road located on the northern edge of the town. It is located within walking distance of both Tesco supermarket and The Square.

Stow-on-the-Wold is a delightful 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 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 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, 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 hosteleries, 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

Coreley is a detached chalet style house. It is constructed of reconstituted Cotswold stone under a deep pitched tiled roof. It has a pleasing front façade with 3 large ground floor windows and 3 VELUX windows set in the roof line. It has extensive and flexible accommodation and the ground floor rooms lend themselves for use as either reception rooms or bedrooms. On the first floor there is a further bedroom, bathroom and attic room lending itself for conversion to a more permanent room.

Coreley has a south-facing front garden as well as a more private rear garden, with a small rear patio.

Coreley requires complete modernisation and now offers a purchaser the opportunity to create a lovely home on the edge of the town and in a popular residential location.

Accommodation

Entrance Hall

Kitchen

9'11" x 9'9" (3.04 x 2.98)

Sink unit in a worksurface with an array of base and eye level cupboards. Space for a washing machine.

Dining Room

10'11" x 10'1" (3.35 x 3.08)

Two large windows, one of which overlooks the south facing front garden.

Utility Room

8'11" x 8'1" (2.72 x 2.48)

Shower Room

7'6" x 6'5" (2.29m x 1.96m)

Low level w.c., shower cubicle and wash hand basin.

At the other end of the house are bedrooms and the other receptions rooms.

Sitting Room

18'4" x 8'11" (5.59m x 2.72m)

Two large south facing windows overlooking the front garden.

Bedroom 2/Reception Room

10'11" x 9'11" (3.35 x 3.04)

This room has potential as a downstairs bedroom or additional reception room.

Study/Bedroom 4

9'6" x 8'1" (2.92 x 2.47)

First Floor

Landing

8'7" x 7'5" (2.62 x 2.28)

Including stairs. Velux window.

Bedroom 1

12'9" x 12'7" (3.89 x 3.86)

Including built in wardrobe.

Bathroom

10'2" x 4'11" (3.11 x 1.50)

Low level w.c. shower cubicle and wash hand basin.

Bedroom 3

13'7" x 12'9" (4.15 x 3.89)

Velux window, water tank.





Outside

A pair of decorative gates lead to the south facing front garden and a parking space for one car.

Set to the side of the house is a garden shed and water tank. A path runs along the side of the property to an enclosed rear garden with an array of trees and shrubs. Wood shed, a larger shed and water tank.

Date and Place of Auction

The auction will take place on Thursday 5th September 2024 at 6 pm precisely at Tayler and Fletcher's salerooms in Bourton-on-the-Water, GL54 2AR.

Please see the map on page 4 of these details showing the location of the Tayler and Fletcher saleroom.

Conditions of Sale & Auction Pack

The conditions of Sale and Legal auction pack will be available from the Vendor's solicitors two weeks before the sale. They will not be read out at the auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected them or not.

Prospective Purchasers

Parties interested in purchasing Coreley are advised to register their interest with the agents prior to the auction so that they may be advised of any variations or updates.

Anti Money Laundering

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the Money Laundering Regulations before the auction commences. This must be a proof of address, Utility bill no older than 3 months or Council Tax bill for the current period and photographic ID, Driving licence or Passport.

Reserve

Coreley will be offered for sale subject to an undisclosed reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the reserve price. The vendor's also reserve the right to sell or withdraw prior to the auction.

Auction Process & Completion

On the fall of the hammer the purchaser will be required to sign the contract in the sale room and pay ten percent by bank transfer the following morning and by prior agreement with the vendors solicitors (not cash). Completion will be 28 days following the auction on [3rd October 2024].

Administration Fee

The successful purchaser will be liable for an administration charge of £1,000 plus vat (Total £1,200) payable to Tayler and Fletcher.

Solicitors

Messrs Kendall & Davies, Cheltenham House, The Square, Stow-on-the-Wold. Gloucestershire, GL54 1AB.
Tel: 01451 830295.
Solicitor acting: Paul Huggins
Email: paul.huggins@kendallanddavies.co.uk

Services

Mains gas, electricity, water and drainage are connected.

Please Note: The auctioneers have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to bidding at the auction.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

Council Tax

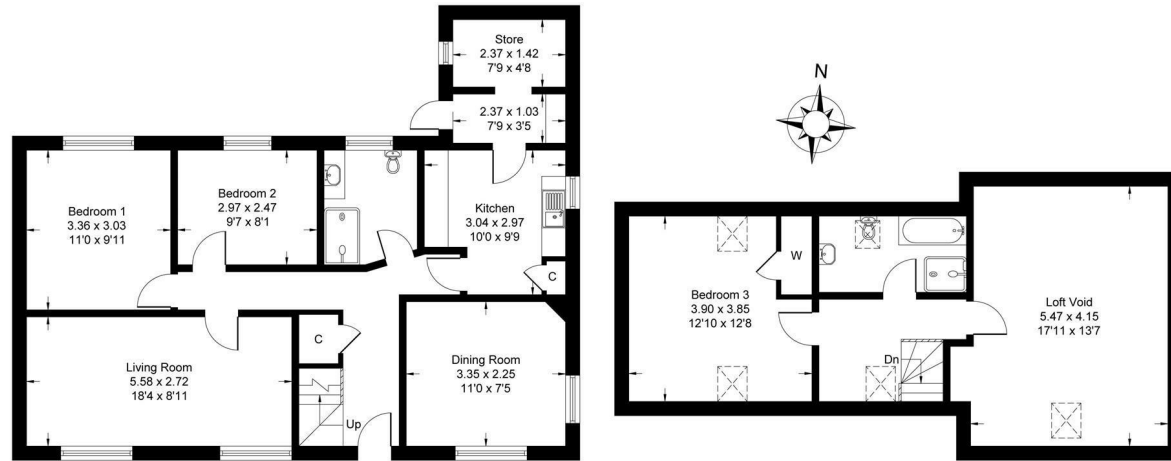
Council Tax: Band E. Rates Payable for 2024/2025: £2,750.89

Tenure

Freehold.

Floor Plan

Approximate Gross Internal Area = 127.87 sq m / 1376.38 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 Plan



Auction 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.