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# Tayler & Fletcher



5 The Stables, Fosseway House, Stow-on-the-Wold, GL54 1DN  
Guide Price £450,000







## 5 The Stables Fosseway House

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

*An attractive 2 bedroom conversion of a period Cotswold stone building situated within the exclusive Fosseway House development and within walking distance of the town centre.*

### Directions

From the centre of Stow-on-the-Wold proceed across the square via the High Street. Opposite the Police Station, turn right into Parsons Corner. Turn left through the gates to Fosseway House. Follow the drive past Fosseway House and the car park and number 5 will be seen on the right hand side.

### what3words

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### Location

5 The Stables forms part of the Fosseway House development and is situated in a pleasant position. Fosseway House is well situated with access to either Well Lane or alternatively through a private pedestrian gate which gives access to the Fosseway with Tesco's to the north and The Square to the south.

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 and a 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, 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

5 The Stables is a mid-terrace property formerly part of the stables to Fosseway House and converted to form a comfortable home. It is constructed of natural Cotswold stone under a slate roof. It has an attractive double-fronted facade with double-glazed windows set within cut stone reveals.

It has comfortable accommodation with a kitchen/diner, sitting room and cloakroom on the ground floor. On the first floor there are two bedrooms, an en-suite shower room and separate bathroom.

There is an open plan area of front garden, an enclosed rear garden together with a designated parking space and use of the shared visitors parking.

### Accommodation

Outside light, front door with central glazed panel.

### Staircase Hall

Cupboard with coat hooks and shelving.

### Cloakroom

Low level w.c. corner wash hand basin with chrome mixer tap.

### Sitting Room

Fireplace with tiled surround and hearth, decorative pine surround with mantle piece. Three wall light points. Under stairs storage cupboard, TV point and windows to front and rear.

### Kitchen/ Breakfast Room

One and a half bowl sink unit with single drainer set in a wide surround with cupboard below. Bosch slimline dishwasher. Four ring electric hob with double oven and grill below and extractor hood



above. Range of drawers and cupboards with integrated fridge and separate integrated freezer. Eyelevel cupboards, display shelving, beamed ceiling and recess with space and plumbing for automatic washing machine. Semi glazed and panelled door to the rear garden.

### First Floor

From the Hall, stairs to the first floor.

### Landing

Walk in cupboard with hanging rail and shelving. Further cupboard with shelving.

### Bedroom 1

Master Bedroom Suite comprising ensuite shower room with corner shower cubicle fitted with a Grohe shower. Pedestal wash hand basin, heated towel rail and shaver point. Range of fitted cupboards housing The Worcester gas fired central heating boiler.

### Bedroom 2

Range of fitted wardrobe cupboards.

### Bathroom

White suite comprising panelled bath with chrome mixer tap and separate Grohe shower. Wash hand basin, low level w.c. bidet with chrome mixer tap, heated towel rail and shaver point.

### Outside

5 The Stables is approached via the estate road which leads past the main house and to a parking area. There is a designated parking space for 5 The Stables. There is also Visitor parking.

A path flanked by a lawn and deep shrub and herbaceous borders leads to the front door. The rear garden is approached from the Kitchen/breakfast room. It is mainly paved with close board timber fencing at either end, together with a flower and herbaceous border with a honeysuckle rose and variegated ivy growing up the wall to the rear. To one corner is a mature hydrangea.

### 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 (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

### Council tax

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

### Service Charge

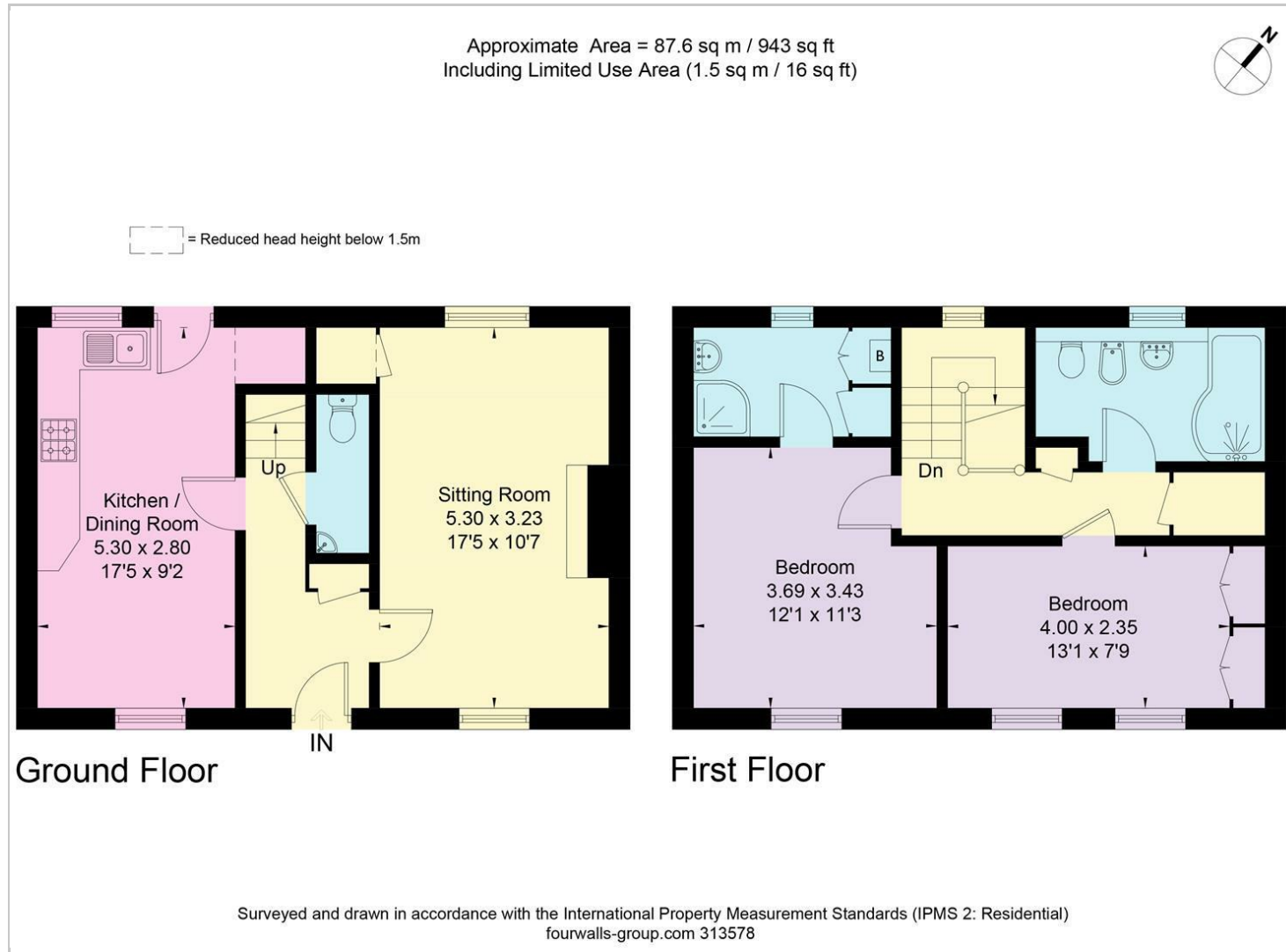
There is a service charge of £600 per year which is payable as £300 twice yearly.

### Tenure

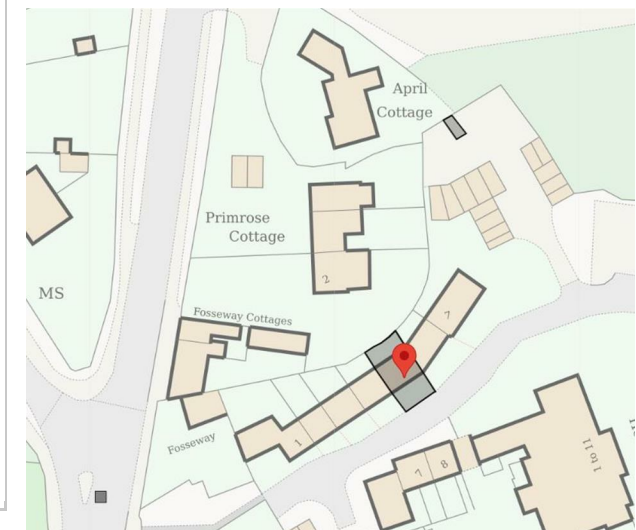
Freehold.



## 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.