

established 200 years

# Tayler & Fletcher



4 Wraggs Row, Stow-on-the-Wold, GL54 1JT  
Guide Price £420,000







## 4 Wraggs Row

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

*A charming 3 bedroom, double fronted grade II listed cottage in need of renovation, and with useful outbuilding, set close to the town centre.*

### Directions

From the Stow-on-the-Wold office of Tayler and Fletcher proceed up Sheep Street and at the traffic lights turn left onto the Fosseyway (A429) and Wraggs Row cottages will be seen on the left hand side just before Back Walls.

### Location

4 Wraggs Row is situated on the edge of the town and within walking distance of The Square.

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 with its affiliated 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. It is also well known for the National Hunt, Music, Literature and Cricket festivals.

### Description

4 Wraggs Row is a charming Grade II listed, double fronted, mid-terrace Cotswold cottage in need of modernisation. It is constructed of natural Cotswold stone under a natural Cotswold stone tiled roof with a rear two storey extension.

On the ground floor there is an entrance hall,

cloakroom, sitting room, dining room, kitchen and conservatory.

On the first floor there are 3 bedrooms and a bathroom.

Outside is a patio area and a useful Cotswold stone outbuilding.

### Accommodation

Glazed and panelled front door.

### Entrance Hall

Cupboard and glazed double doors to sitting room.

### Sitting Room

Inglenook fireplace with Cotswold stone surround and breast work, display niches and timber bressumer. Beamed ceiling, casement window with window seat. Stairs to first floor.

### Dining Room

Panelled walls, serving hatch to adjoining kitchen. Light well. Door to garden.

### Kitchen

4 ring electric range master, one and a half stainless steel sink with mixer tap set in a wide surround with storage beneath and matching eye level units. Panelled seating area, window to rear, hatch to dining room.

### Cloakroom

Low level w.c.

### Conservatory

Door to garden.

Stairs from sitting room lead to the first floor landing. Airing cupboard with boiler and lagged hot water tank with immersion heater.



### Bedroom 1

Built in wardrobes, wall mounted lights, tv point and wash hand basin.

### Bedroom 2

Beamed ceiling, casement window to front, exposed oak floorboards and built in wardrobes.

### Bedroom 3

Beamed ceiling, casement window to front and exposed oak floorboards.

### Bathroom

Comprising a matching pampas suite, wash hand basin, low level w.c. and bath with shower over.

### Outside

The cottage fronts Wraggs Row where there is unreserved on street parking.

From the dining room a door gives access to the rear of the cottage along with an access through the conservatory.

The garden comprises a patio with a further natural Cotswold stone outbuilding.

### Tenure

Freehold.

### Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

### Council Tax

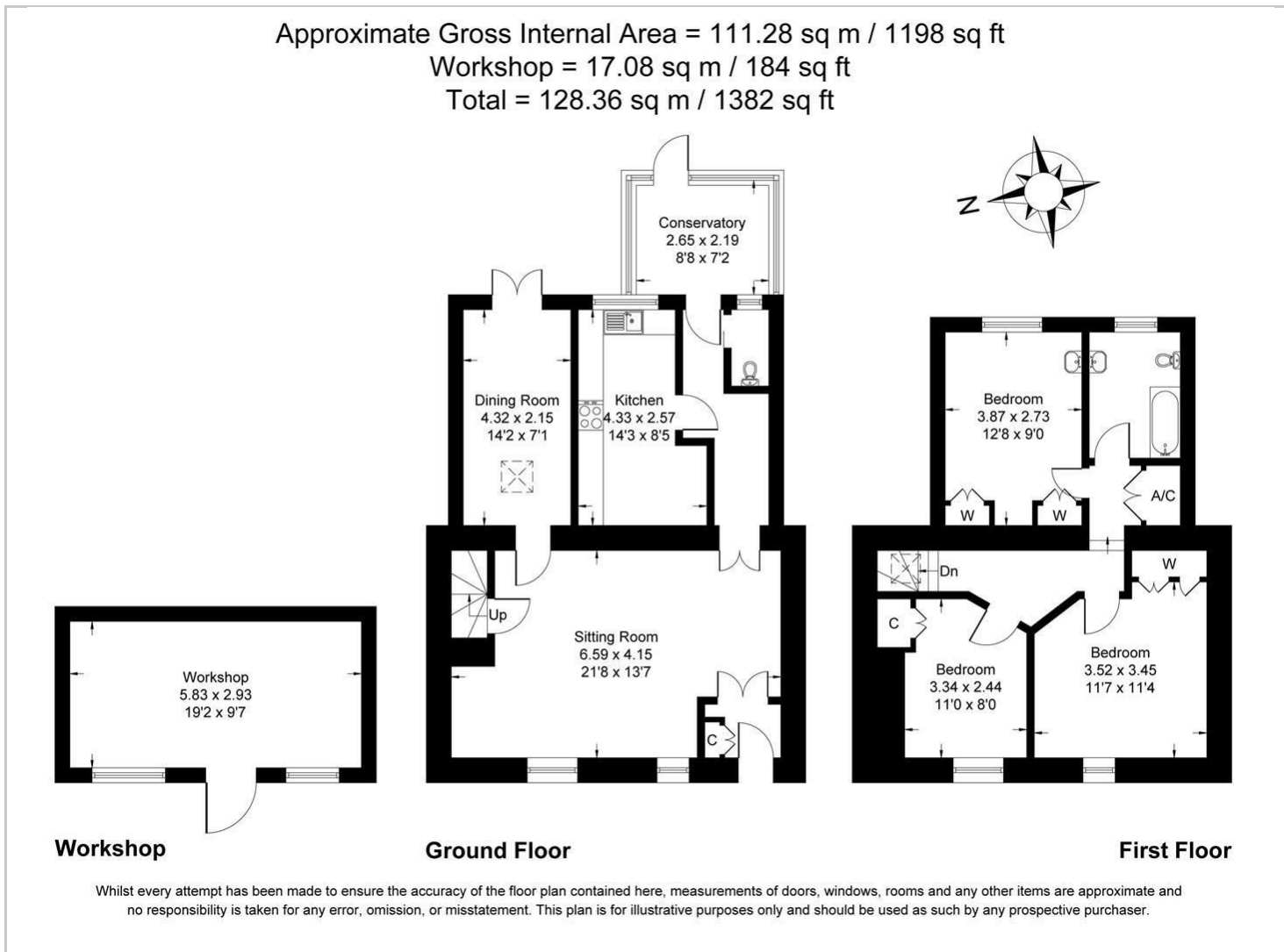
Band C. Rates payable 2024/2025: £2,000.64.

### Services

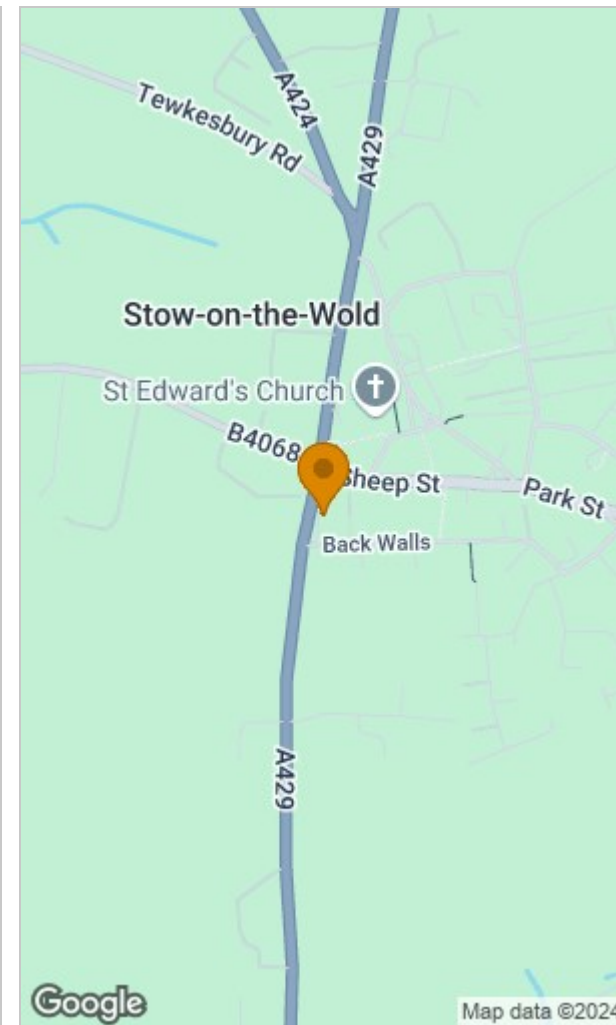
Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.



## 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			85
(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	