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# Taylor & Fletcher



47 Griffin Close, Stow-on-the-Wold, GL54 1AY  
Guide Price £420,000





## 47 Griffin Close

Stow-on-the-Wold, GL54 1AY

*A substantial house requiring modernisation and set in a lovely position on the edge of the town with far reaching views over adjoining countryside.*

### Directions

From Stow-on-the-Wold take the A436 towards Chipping Norton. Turn left into King Georges Field and take the first right turn which leads to Griffin Close. Follow the road round to the left and 47 will be seen on the right hand side.

### what3words

///iteration.scanner.recline

### Location

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 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 hostelrys, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt and Literature, Music and Cricket festivals.

### Description

47 Griffin Close is a semi detached house, attached to its neighbour on the other side by the garage and single story utility room. It is constructed of

mellow brick under a tiled roof with a flat roof above the utility room. It is situated in Griffin Close a quiet residential area and the house has a slightly elevated position overlooking its rear garden, neighbouring field and with far reaching views across the Evenlode vale beyond.

47 Griffin Close has spacious accommodation with a staircase hall off which is a cloakroom with w.c. The main reception room forms a large sitting room/dining room with doors leading to a more recently constructed conservatory. There is a separate kitchen and utility room together with an interlinking door to the single garage. On the first floor there are three bedrooms together with a bathroom. The conservatory, kitchen, and main bedroom windows take advantage of the magnificent views.

### Accommodation

Entrance canopy, semi glazed and panelled front door.

### Staircase Hall

Telephone point.

### Cloakroom

**5'6" x 3'3" (1.68m x 0.99m)**

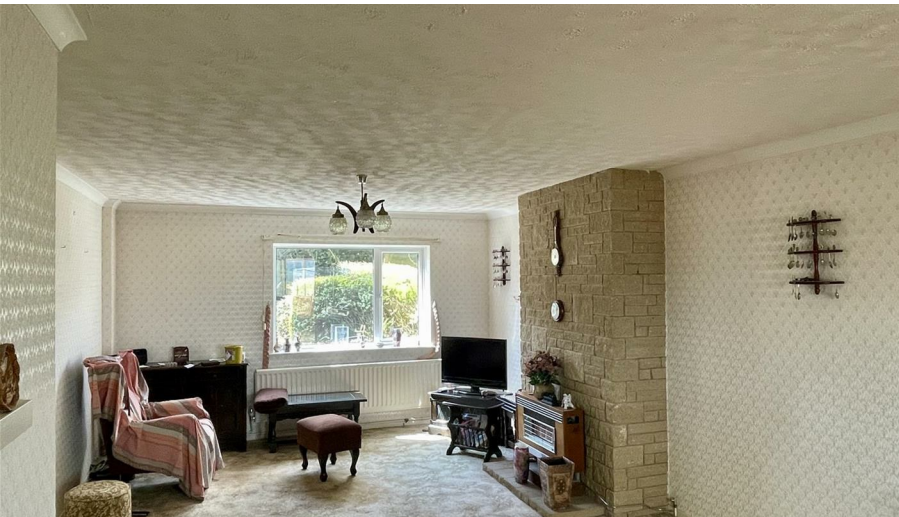
Low level w.c. wash hand basin with tiled splashback.

### Sitting Room/Dining Room

Fireplace fitted with a gas fire on raised hearth, interconnecting serving hatch to the kitchen. Sliding double glazed door to

### Conservatory

Double glazed opening and fixed casement windows with sliding double glazed door leading to garden terrace with hip opaque glazed roof.



### **Kitchen**

Stainless steel sink with single drainer with cupboards and drawers beneath. Space for cooker, further cupboards with worksurface and interconnecting serving hatch. Double glazed window overlooking the garden and the far reaching view beyond.

### **Utility room**

Wall mounted Potterton Pro-max SL central heating boiler. Stainless steel sink with single drainer and cupboards beneath. Work surface with space and plumbing for washing machine. Double glazed panel door leading to the rear garden and connecting to the integral garage.

### **First Floor**

Landing with airing cupboard with foam lagged copper hot water cylinder.

### **Bedroom 1**

Including a range of built-in wardrobe cupboards, double glazed picture window overlooking the rear garden and the far reaching view beyond.

### **Bathroom**

**8'5" x 6' (2.57m x 1.83m)**

Matching suite comprising panelled bath with chrome taps and Mira 88 shower. Wash hand basin with cupboard below, low level w.c., shaver point.

### **Bedroom 2**

Incorporating a built-in wardrobe cupboard, double glazed window overlooking the front drive.

### **Bedroom 3**

### **Outside**

47 Griffin Close is approached via a paved drive providing car parking and leading to the attached single garage (16'9" x 7'10"). Up and over door, power and light, potential for storage in the rafters.

The front of the property is bordered by a mature hedge to the front and a partly variegated evergreen hedge.

The rear garden may be approached from the conservatory or alternatively the utility room. There is a paved area immediately abutting the house and the remainder of the garden is rough grass surrounded by close board timber fencing and evergreen hedging. Greenhouse and former pond.

### **Services**

Mains Gas, Electricity, Water and Drainage are connected. 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**

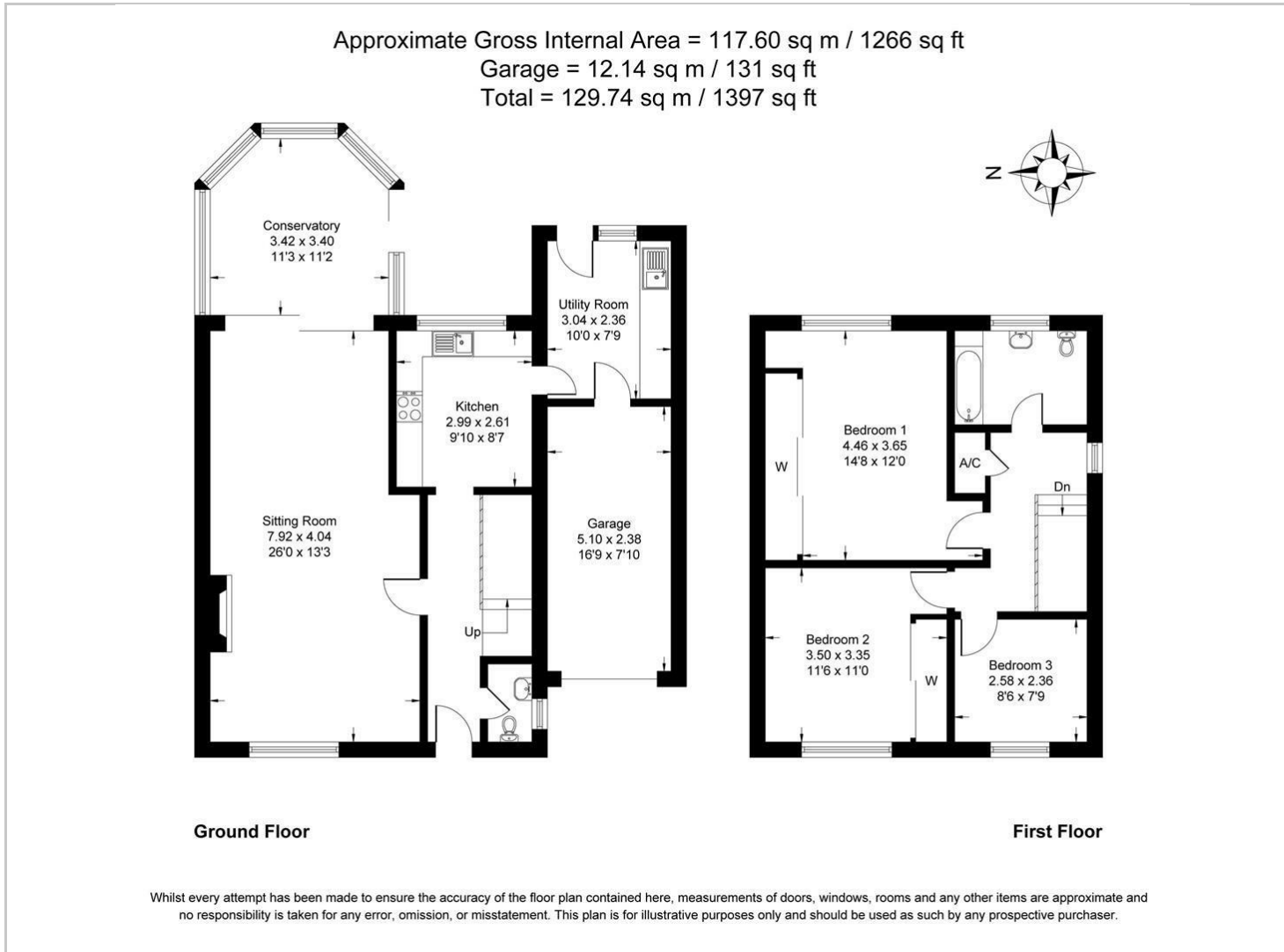
Council Tax Band C. Rates Payable for 2024/2025: £2,000.64

### **Tenure**

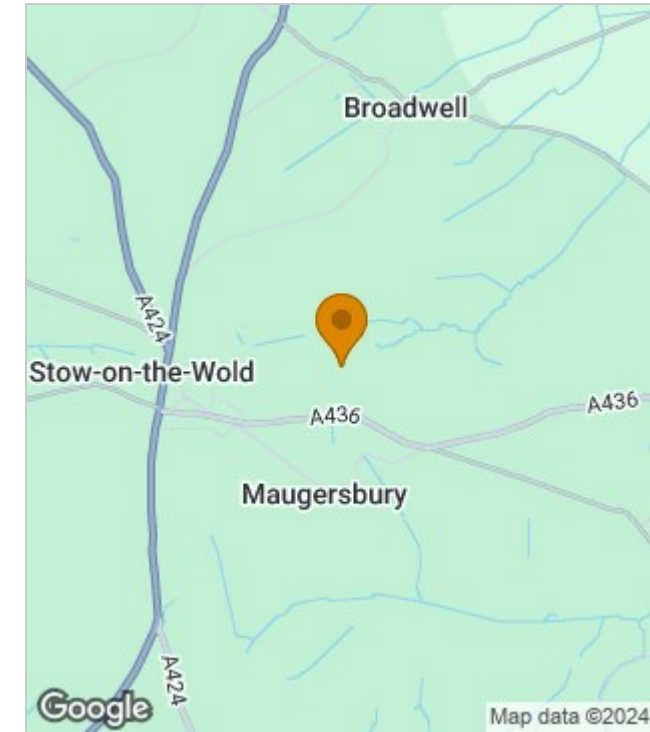
Freehold.



## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		67	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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.