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Tayler & Fletcher



1 Arch Row, White Hart Lane, Stow-on-the-Wold, GL54 1GB
Guide Price £385,000



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A beautifully presented Cotswold Stone house with open plan accommodation and 2 bedrooms with en-suite facilities.

Description

1 Arch Row is a modern semi-detached house, with the adjoining property linking to other semi-detached properties, constructed in 2021/2022 by a well respected local firm of builders. It is constructed of Natural Cotswold Stone under a reconstituted Cotswold stone tiled roof. The house has a pretty front facade, the doorway flanked by windows to either side with windows set above in the gable.

The accommodation comprises a small hall with cloakroom off with an open plan living/kitchen area with a door leading to the garden which wraps around the house.

On the first floor there are two double bedrooms, one of which has an en-suite bathroom and the other an en-suite shower room.

1 Arch Row is well situated in a peaceful position in the town and yet within easy walking distance of the facilities.

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 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 as well as National Hunt, Music, Literature and Cricket festivals for which the town is well known.

Accommodation

Hall

7'3" x 3'5" (2.21m x 1.04m)

Cloakroom

6'8" x 3'8" (2.03m x 1.12m)

Low level w.c. wash hand basin with mixer tap and cupboards beneath with mirror above. Heated towel rail. Wall mounted Worcester Gas fired central heating boiler with storage below.

From the hall door to

Open plan Living area

Comprising

Sitting area

17'6" x 15' 3" (5.33m x 4.57m 0.91m)

Incorporating the stairs with under stairs storage leading to the first floor.

Dining area

8' x 7'6" (2.44m x 2.29m)

A pair of doors leading to the terrace garden. The ceiling is open to the apex.

Kitchen area

9'8" x 7'1" (2.95m x 2.16m)

Comprising a one and a half bowl stainless steel sink unit with single drainer and monogram mixer tap set within a wide surround with a range of drawers and cupboards beneath. Retractable spice cupboard. Slimline integrated Neff Dishwasher, Integrated NEUE fridge/freezer. Four ring electric hob with a Neff oven and grill below and extractor hood above flanked to either side by eye level cupboards, further eye level cupboards. Telephone and internet master socket, eleven recessed ceiling spotlights and recessed lighting below the eyelevel cupboards. Laminate floor throughout and separate semi-glazed and panelled door leading to the side





terrace garden.

Stairs with painted newel post, balustrading and hand rail lead to the first floor landing.

Master Bedroom Suite

Comprising

Bedroom 1
11'11" x 10'6" (3.63m x 3.20m)

En-Suite Bathroom

6'8" x 6'8" max (2.03m x 2.03m max)

White suite comprising panelled bath with chrome mixer tap, separate shower with glazed shower screen, tiled surround and recessed shelving. Wash hand basin with chrome mixer tap with drawers beneath, low level w.c, heated towel rail, tiled floor, velux window, three recessed ceiling spotlights.

Bedroom 2
10'2" x 9'11" (3.10m x 3.02m)

Door to

En-Suite Shower room
7'1" x 5'9" (2.16m x 1.75m)

Matching suite comprising shower cubicle fitted with a chrome shower, tiled surround and recessed shelving. Wash hand basin with chrome mixer tap, tiled surround with drawers beneath. Low level w.c, heated towel rail, velux window, two recessed ceiling spotlights.

Note: The first floor accommodation enjoys very generous ceiling heights as much as 12'5" in places which give the rooms a great feeling of spaciousness.

Outside

A path leads to the front door with outside light and beyond to a timber gate leading to the garden which wraps around the house. The garden is almost entirely paved for ease of maintenance and surrounded by 6' close board timber fencing giving privacy. Outside light and tap. Timber Garden Shed.

The garden enjoys a mainly southerly and westerly aspect. there is free on street parking nearby.

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.

Local Authority

Cotswold District Council, Trinity Road, Cirencester Gloucestershire, GL7 1PX.
Tel: 01285 623000.

Council Tax

Band C. Rates payable 2025/2026 £2,094.30.

Tenure

Freehold.

Directions

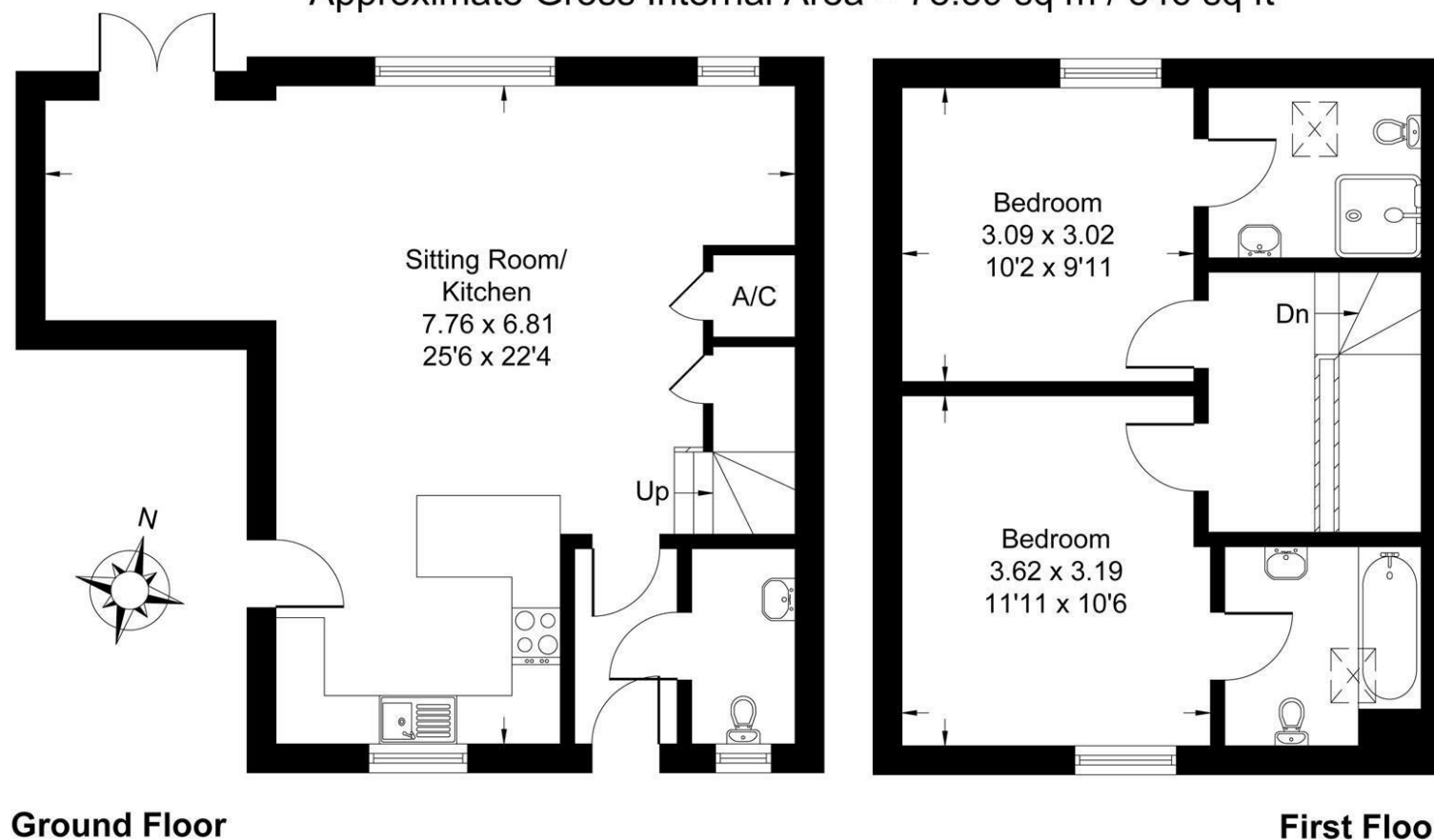
Arch Row may be approached either from Well Lane where a footpath is situated opposite the Stow Social Club. 1 Arch Row is situated at the far end. Alternatively there is a pedestrian access leading from The Square to Well Lane which again accesses the footpath.

What3words

///fades.dinosaur.geologist

Floor Plan

Approximate Gross Internal Area = 78.59 sq m / 846 sq ft



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.

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.