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Tayler & Fletcher



21 St. Edwards Road, Stow-on-the-Wold, GL54 1AP
Guide Price £385,000





21 St. Edwards Road

Stow-on-the-Wold, GL54 1AP

A semi-detached house, with flexible living accommodation, situated in an elevated position with magnificent views over the adjoining, undulating countryside.

Description

21 St Edwards Road is a semi-detached house, constructed of brick elevations under a steeply sloping, interlocking concrete tiled roof. The house benefits from a good sized sitting room/dining room, fitted kitchen and shower room on the ground floor, together with three bedrooms on the first floor. Subsequently a porch has been added to the front and a conservatory to the rear, together with a single garage, which provides useful additional storage. All of the principal windows are double glazed, however the house would benefit from further modernisation.

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 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, Literature, Music and Cricket festivals.

Accommodation

Double glazed panelled front door to

Entrance Porch

With fixed and opening double glazed casements with translucent mono-pitched roof. Wall light point.

Double glazed panelled door to

Staircase Hall

With under stairs storage cupboard, housing the Gloworm Economy Plus gas fired central heating boiler.

Sitting Room/Dining Room

An irregular shaped room with corner fireplace with Cotswold stone surround, raised hearth and mantelpiece and fitted with a gas coal effect fire with display niches to either side. Two wall light points, television point, sliding door to the kitchen.

From the Staircase Hall door to

Kitchen

Sink unit with single drainer and mixer tap, set within a wide surround with drawer and cupboards beneath, built in fridge freezer and Candy washer/dryer. Continuation of work surface and fitted CDA electric oven and grill with gas four ring hob above with extractor hood above and flanked by matching eye level cupboards. Further work surface with range of drawers and cupboards beneath and eye level cupboards above.

Double glazed panelled door to

Conservatory

Double glazed fixed and opening casements and mono-pitched translucent roof. Positioned to enjoy the view of the garden and undulating countryside beyond. Double glazed panelled door to the garden and separate double glazed panelled door to the side of the property.

Shower room

White suite comprising Mira Sprint shower, wash hand basin set in vanity unit, low level w.c.

From the staircase hall, stairs with painted newel post, balustrading and handrail lead to the first floor landing, eaves storage cupboard and separate airing cupboard with foam lagged copper hot water cylinder, with immersion heater and slatted timber shelving above.

Bedroom 1

Incorporating a built in wardrobe cupboard with further cupboard to one side, together with a bedroom suite comprising, chest of drawers, bedside table, further hanging cupboard and ceiling height storage cupboards. Double glazed picture window enjoying the view across the garden towards the Evenlode Valley beyond.

Bedroom 2 - Double

Bedroom 3 - Single

Outside

21 St Edwards Road is approached via a tarmacadamed drive and parking area, leading to the attached Single Garage 15'8" x 9'10" with up and over door, power and light, casement window and separate double glazed pedestrian door leading to the rear garden.

A path leads to the front porch and is flanked to one side by a gravelled garden.

The rear garden may be approached from the conservatory or the garage. There is a paved terraced area immediately abutting the rear of the property, bounded at the end by a low natural Cotswold stone wall, which forms the boundary with the adjoining field and the panoramic view across the undulating countryside towards the Evenlode Valley beyond.

Single Garage 15'8" x 9'10"

Services

Mains electricity, gas, 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.

Council Tax

Council Tax Band C. Rates Payable for 2025/2026 £2,094.30

Tenure

Freehold.

Directions

From Stow-on-the-Wold take the A436 towards Chipping Norton. Proceed down Park Street and immediately before the traffic lights turn left into St Edwards Drive. At the T junction turn right into St Edwards Road and No.21 will be seen on your left hand side, just after the entrance to the School.

What3words

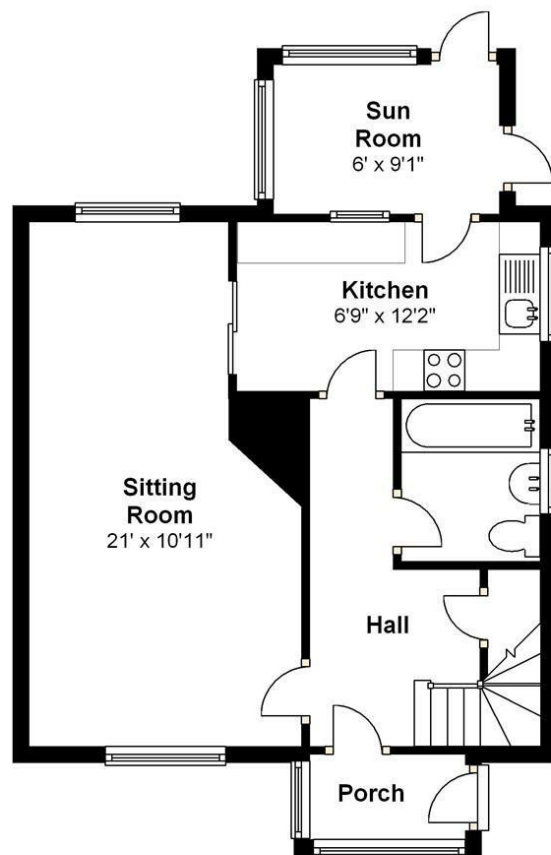
[///purchaser.boat.waddle](https://www.what3words.com/purchaser.boat.waddle)



Floor Plan

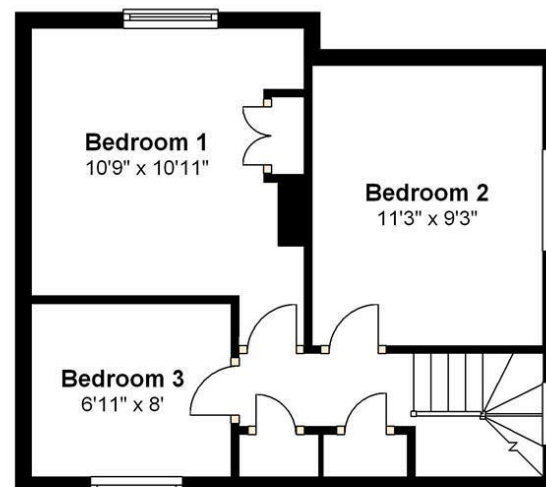
Ground Floor

Approx. 490.3 sq. feet)



First Floor

Approx. 340.7 sq. feet)



Total area: approx. 831.0 sq. feet

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Green Energy Matters Europe.
Plan produced using The Mobile Agent.

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.