

established 200 years

Tayler & Fletcher



The Lodge, Lower Park Street
Stow-on-the-Wold, GL54 1AH
Guide Price £725,000





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Stow-on-the-Wold, GL54 1AH

A delightful detached Cotswold stone mainly Victorian lodge with gardens, garage and parking, set within easy walking distance to The Square.

Description

The Lodge is a delightful detached property constructed of natural Cotswold stone under a pitched tiled roof. It is believed to have been built in 1850 as the lodge to Mangersbury Manor. It has a very pretty gabled front facade with an ornate porch and flanked to one side by a Cotswold stone mullion bay window with traditional Cotswold stone mullion windows with drip moulds on the first floor.

The Lodge has been extended to include a conservatory to one side and a single garage, utility room and cloakroom to the other. This extension is constructed of painted brick under a flat roof.

The Lodge retains much of its original character with two reception rooms, kitchen breakfast room, cloakroom and the conservatory on the ground floor and two bedrooms and bathroom on the first floor. The bedrooms enjoy particularly generous ceiling heights.

Set to the rear is a delightful well stocked and mainly south/ south west facing garden.

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 Kington (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

Gable Entrance porch.

Outside light, panelled front door set within a cut stone surround.

Hall

Sitting Room

Fireplace fitted with a coal effect gas fire with a painted surround and mantelpiece. Bay window with stone mullions, ceiling frieze, pair of doors to the

Conservatory

Fixed and opening double glazed casement windows and a pair of doors leading to the rear garden.

From the sitting room, door to inner staircase hall with under stairs storage area and wall mounted gas fired central heating boiler.

Dining Room

Door to

Kitchen/Breakfast room

One and a half bowl sink unit with single drainer set within a wide surround with a range of drawers and cupboards beneath. Integrated Bosch dishwasher, four ring Lamona gas hob with oven

and grill below and extractor hood above. Further drawers and cupboards with glazed fronted cupboards above. Pair of eye-level cupboards and matching full length cupboards. Door to front driveway.

Steps to rear lobby

Lobby

Door to Cloakroom, Garage and door to the rear garden.

Cloakroom

Low-level w.c. wash hand basin.

From the staircase hall, stairs lead to the first floor landing.

Bedroom 1

Incorporating an extensive range of built-in wardrobe cupboards and drawers.

Bedroom 2

Double aspect room.

Bathroom

Matching white suite comprising panelled bath with separate Myra event electric shower above. Wash hand basin with chrome mixer tap., low-level w.c. Airing cupboard containing the foam lagged copper hot water cylinder.

Outside

There is a gravel parking space set in front of an attached single garage and a door leading to the kitchen. A gate leads to the side of the property and past a raised garden and on to a paved terrace area immediately abutting the rear of the house. This in turn leads to the principal part of the garden, which is mainly laid to lawn with well tended shrub flower and herbaceous borders and surrounded by natural Cotswold stone walling and Evergreen hedging and including a Cherry tree and a Rowan tree.

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.

Council Tax

Council Tax Band E. Rates Payable for 2025/2026: £2,879.67.

Tenure

Freehold.

Directions

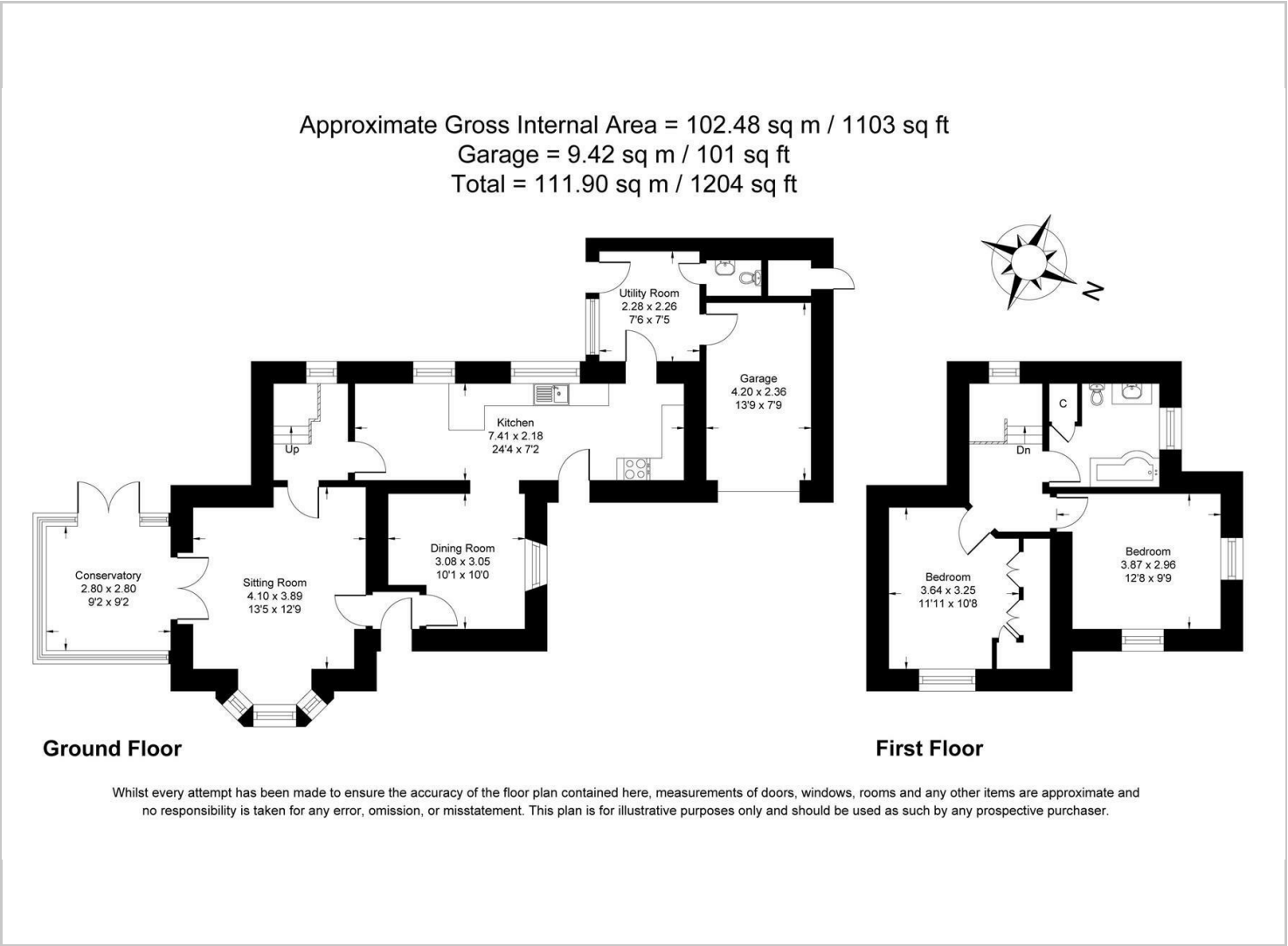
From the Stow-on-the-Wold offices of Tayler and Fletcher proceed via Digbeth Street into Park Street and at the fork in the road bear right and The Lodge will be seen straight in front on the corner of Lower Park Street.

What3words

///garlic.harmony.degrading



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC