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Tayler & Fletcher



The Manse, Sheep Street, Stow-on-the-Wold, GL54 1AA
Guide Price £1,395,000





The Manse Sheep Street

Stow-on-the-Wold, GL54 1AA

A fine grade II listed town house with south facing garden and parking.

Location

The Manse is situated within a short walk 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 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.

Description

The Manse is a fine Grade II listed town house. It has an impressive and symmetrical front facade with a centrally positioned front door flanked by nine pane casement windows with matching windows above. It is constructed of natural Cotswold stone under a tiled roof with a date stone with the inscription 'MJE 1769' set in the front elevation.

The rear elevation gives a greater impression of the size of the property as there are two gabled dormer windows set within the roof line. A single story extension built of matching materials was added more recently and comprises the dining room. It is thoughtfully designed with two pairs of French windows giving access to the garden terrace.

The Manse has comfortable and elegant accommodation retaining much of its period charm with two principal reception rooms, cloakroom, and kitchen breakfast room on the ground floor. Approached from the hall is an impressive vaulted cellar and which lends itself to being more usefully incorporated within the accommodation, subject to any necessary consents.

On the first floor, there are two bedroom suites with stairs leading to the

second floor with a further two bedrooms and shower room.

The Manse benefits from a vehicular access leading from Back Walls whilst being so well positioned for access to The Square. It also has a lovely south facing garden.

Accommodation

Glazed and panelled front door. Outside light.

Entrance Hall

Part tiled floor, radiator cover, panelling and dado rail. Semi glazed and panelled door leading to the rear garden.

Cloakroom

Low level w.c. wash hand basin, tiled floor.

Panelled door and stairs lead to the

Vaulted Cellar

Power and light.

Drawing Room

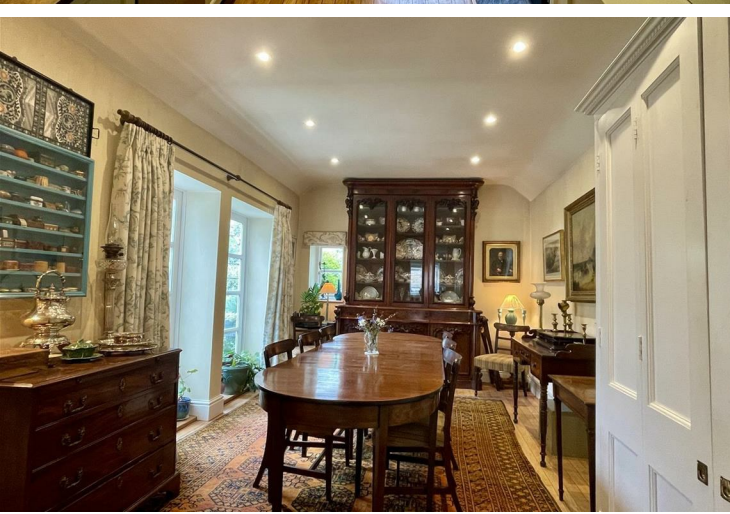
Wide open fireplace with raised Cotswold stone hearth, stone jambs, and timber bressumer, fitted with a woodburning stove with display lighting above and flanked to one side by storage cupboards with glazed display shelving above and recessed lighting. Beamed ceiling. Casement window with window seat. Three wall light points, pair of glazed panelled French doors leading to the garden terrace.

Kitchen/ breakfast Room

Comprising one and a half bowl stainless steel sink unit set within a wide granite surround. Range of cupboards and drawers beneath, space for dishwasher, integrated fridge and freezer, matching eyelevel cupboards and with cupboard suitable for housing a microwave. Stoves cooker comprising triple oven and grill, with a five ring gas hob and flanked by matching work surface with display shelving and further storage cupboards to one side. Recessed lighting above. Polished wooden floor. Casement window with window seat and a pair of glazed panelled doors leading to the

Dining Room

Generous ceiling height and fitted with eight recessed ceiling spotlights. Continuation of the polished wooden floor. Two pairs of double glazed and panelled French doors leading to the garden terrace. Built-in storage cupboard/work station.



From the Entrance Hall stairs with timber hand rails lead to the first floor landing. Casement window with window seat.

Walk in Boiler Room/Utility

Wall mounted gas fired central heating boiler, space and plumbing for washing machine, hot water tank and slatted timber shelving.

Master bedroom suite comprising

Bedroom 1

Generous ceiling height, double aspect with casement windows with window seats, wall light points either side of the bed position, door to walk in wardrobe cupboard with lighting and shelving with hanging rail below,

separate door to

En-suite Shower Room

Matching white suite comprising walk-in shower cubicle fitted with Grohe shower with overhead rose and separate handheld attachment. Heated towel rail, low level w.c., wash hand basin with mono bloc taps and storage cupboards with fitted mirror and strip light above.

Guest Bedroom Suite comprising

Bedroom 2

Fitted wardrobe cupboards, casement window with window seat.

En-suite Bathroom

Matching white suite comprising painted panelled bath with overhead shower above and glazed shower screen, pedestal wash hand basin, low level w.c.

From the landing, door and stairs lead to the second floor landing.

Bedroom 3

Eaves storage, casement window and two wall light points.

Shower Room

Matching white suite comprising shower cubicle, low level w.c. pedestal wash hand basin, shaver point.

Bedroom 4

Casement window, two wall light points.

Outside

The Manse fronts Sheep Street and is approached by a wrought iron gate and a short path leads to the front door. There is a small area set to the front surrounded by matching wrought iron railings.

Situated to the side of the house is a further wrought iron gate set within an archway and which gives access to a path leading to the Baptist Chapel and which in turn gives access to the rear garden.

The rear garden is well stocked and is a particular feature of the property. It faces south and is in part surrounded by an old brick wall and in part by a

natural Cotswold stone wall. Immediately abutting the house, and approached from either the dining room or a gabled porch, is a trellised, paved area which provides a delightful sitting out space. It is surrounded by flower and shrub borders. A gravelled path and arched pergolas lead to a gravelled parking area suitable for parking several vehicles. At the rear of the garden is a pair of electrically operated gates, set on Cotswold stone piers, which give access to Back Walls by the side of the Baptist Chapel.

Tenure

Freehold. There is an area of flying freehold above the passageway adjacent to the property.

Local Authority

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

Tel: 01285 623000.

Council Tax

Council Tax Band E. Rates payable 2025 - 2026 £2,879.67.

Services

Mains electricity, water, gas and drainage are connected to the property. 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.

Directions

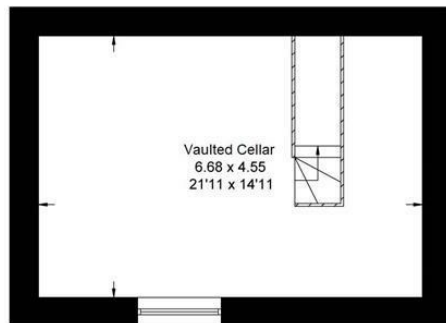
The Manse is situated on Sheep Street in Stow-on-the-Wold and is almost opposite Haynes Hanson and Clark wine merchants.

What3words

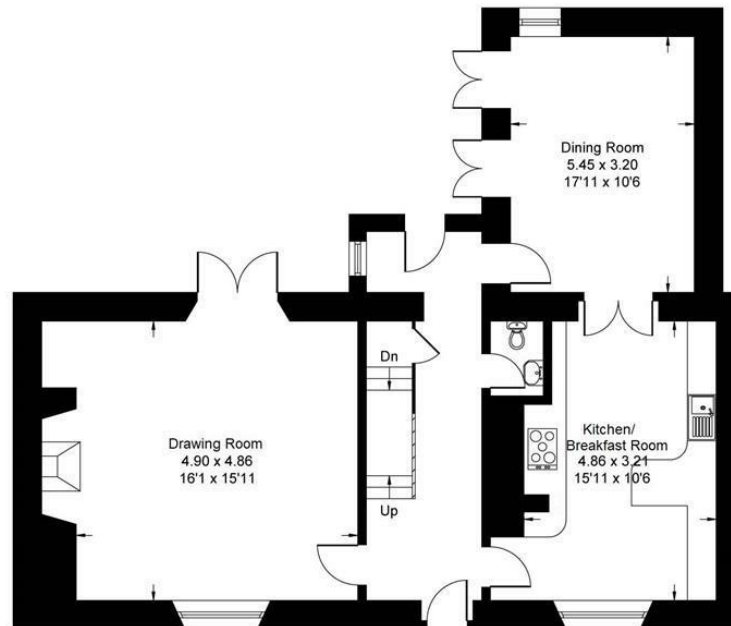
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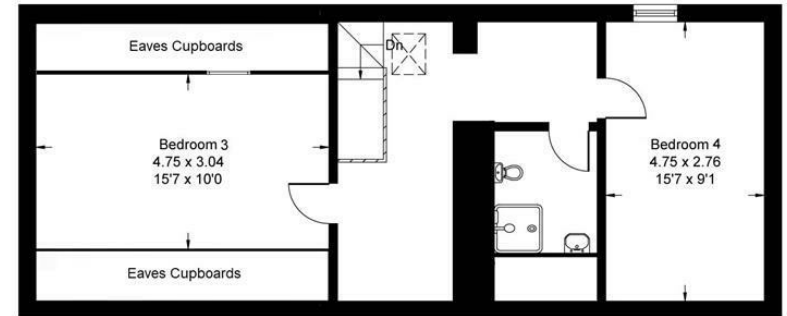
Approximate Gross Internal Area = 187.52 sq m / 2018 sq ft
 Cellar = 30.39 sq m / 327 sq ft
 Total = 217.91 sq m / 2346 sq ft



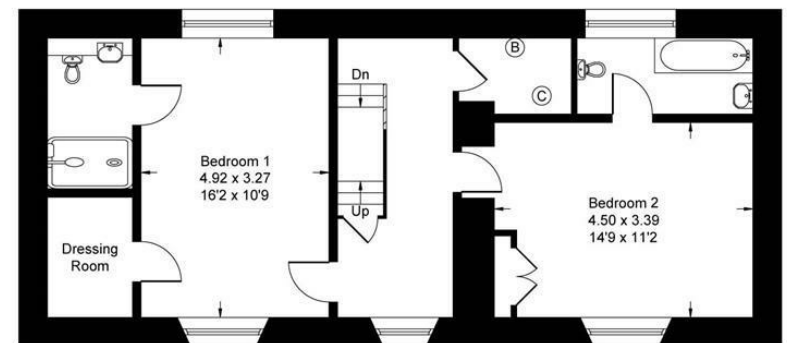
Cellar



Ground Floor



Second Floor



First Floor

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.