

established 200 years

Tayler & Fletcher



2 School House Court, Union Street, Stow-on-the-Wold, GL54 1BP
Guide Price £325,000





2 School House Court Union Street

Stow-on-the-Wold, GL54 1BP

A 2 bedroom apartment situated in a charming former school conversion with parking, a short walk from the town centre.

Description

2 School House Court is an attractive, recently decorated throughout apartment set on the ground and first floors within the magnificent Victorian School House Court. It is an impressive building constructed of Cotswold stone elevations with traditional deep mullion windows under a mainly Cotswold stone slate roof. School House Court was converted in the mid 1990's and now forms 10 apartments. 2 School House Court is an imaginative conversion with deep mullion windows allowing an abundance of natural light into the apartment. On the ground floor there is a small entrance lobby off which is a cloakroom and leading to an open plan living / dining room leading on to a fitted kitchen. Stairs lead to the mezzanine floor which comprises a generous bedroom with a further double bedroom and a bathroom. Outside there is a gravelled car parking space and patio garden.

Location

2 School House Court is situated within a short walk of The Town 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 hostelryes 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 hostelryes, 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

Entrance Hall

A recently installed Worcester Bosch Boiler.

Leading to

Cloakroom

Low-level w.c. with wash hand basin.

From Entrance Hall to

Living Room

Open plan Living Room comprising sitting and dining areas with parquet flooring and wooden panelling around.

Dining Area

Pendant light fittings and large stone mullion window.

Sitting Area

High ceilings and large stone mullion window.

Kitchen

Single sink unit with mixer tap set in a wide surround with matching drawers and cupboards below and further matching eye-level cupboards. Bosch oven and grill with four ring hob and extractor fan above. Built-in slimline Bosch dishwasher. Separate Master fridge freezer.

First Floor

Bedroom 1

Double Bedroom with large stone mullion window and two wall light points.

Bedroom 2

Mezzanine style double bedroom overlooking living area. Wall light point and storage cupboard with hanging rail.

Bathroom

Tiled bathroom with bath, low-level w.c. wash hand basin with mixer tap and heated towel rail.

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.

Local Authority

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

Council Tax

Council Tax Band D. Rates payable for 2025 - 2026 - £2,356.09.

Tenure & Lease

Leasehold.

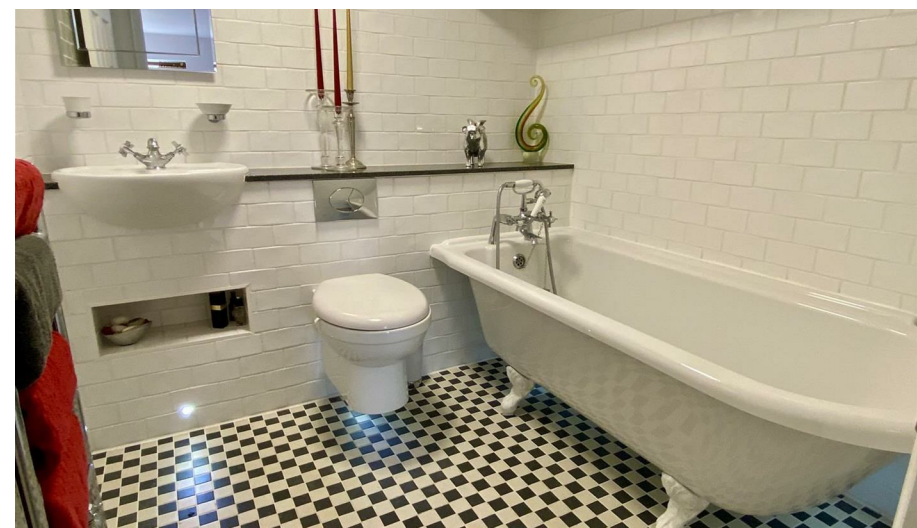
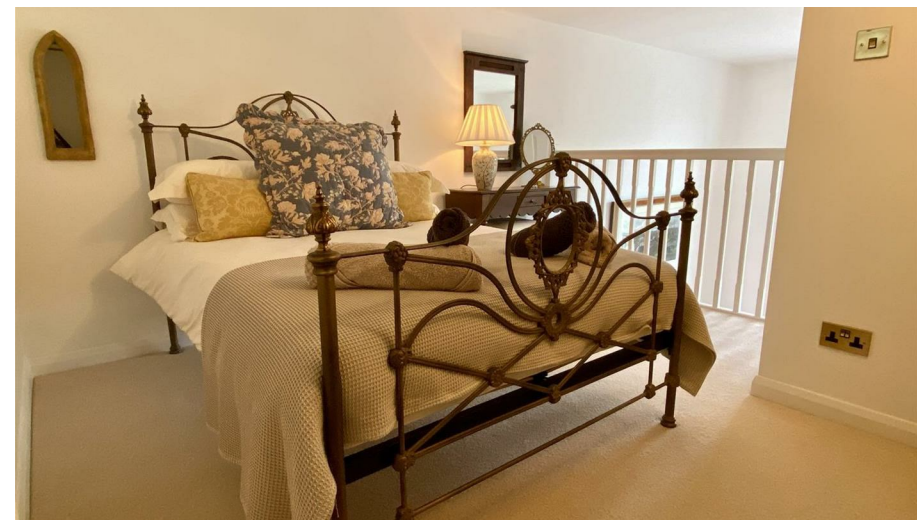
Ground Rent: £396 per annum.
Service Charge: £1,600 per annum.
Left on Lease: 124 years and 10 months.
150 year lease commencing 28 March 1999.

Directions

From the Stow-on-the-Wold office of Tayler & Fletcher continue to the bottom of Digbeth Street. Immediately prior to the junction with Park Street turn left into Well Lane and take the first turning right into Clifton Close which then leads into Union Street. School House Court can be found about half way along on the right hand side.

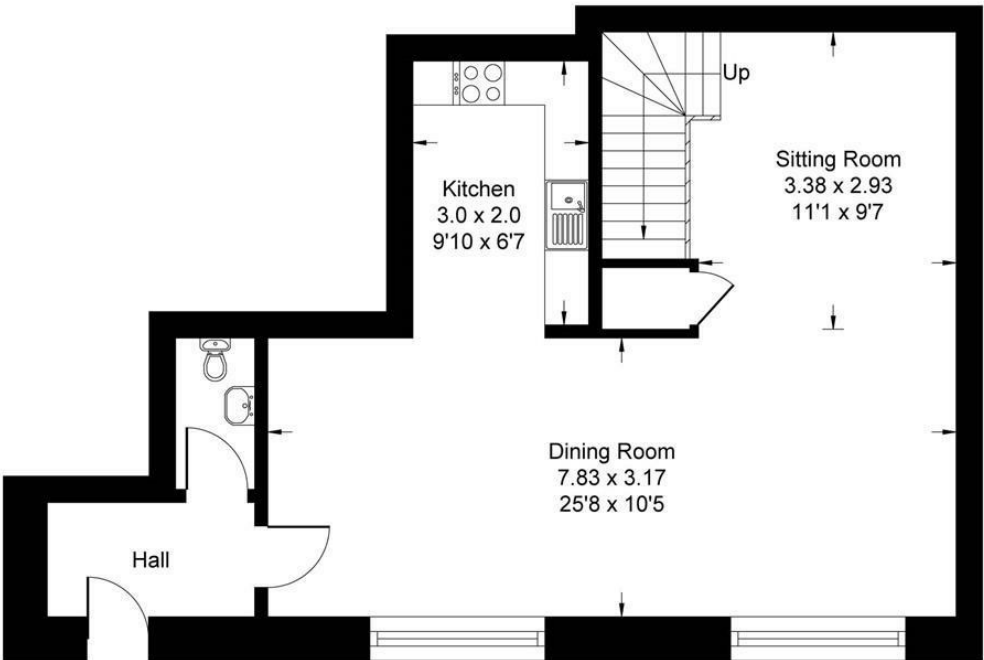
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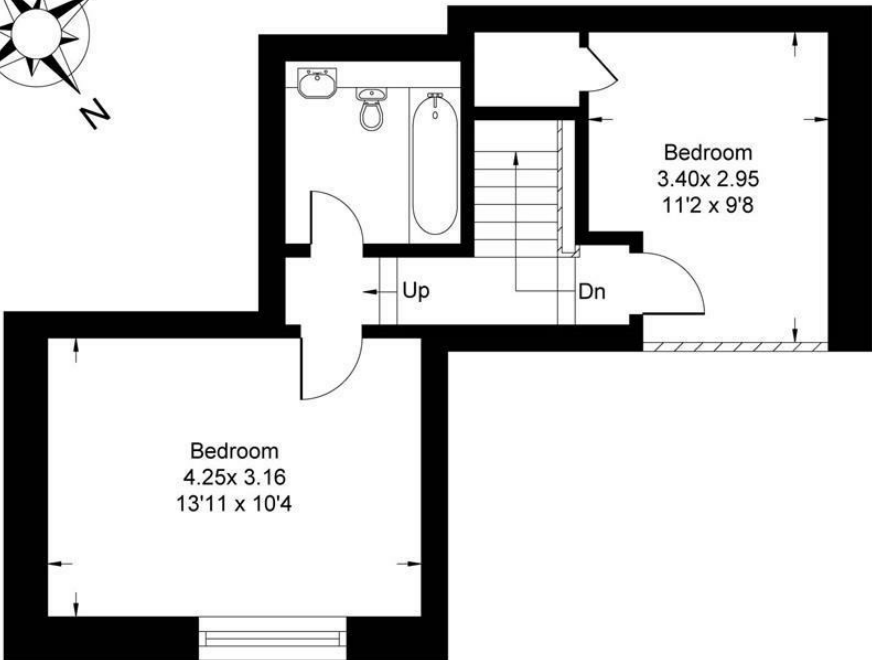


Floor Plan

Approximate Gross Internal Area = 84.42 sq m / 909 sq ft



Ground 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.

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.

