

established 200 years

Tayler & Fletcher



51 King Georges Field, GL54 1AT
Guide Price £295,000





51 King Georges Field

Stow-on-the-Wold, GL54 1AT

A 3 bedroom semi-detached property set on the outskirts of the town with a generous rear garden.

Location

51 King Georges Field is situated in a traditional residential location and on the edge of the town.

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, 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.

Description

51 King Georges Field is a semi-detached house. It is constructed of brick under a tiled roof with double glazed windows throughout.

The accommodation comprises a sitting room, dining room and kitchen/ breakfast room on the ground floor together with three bedrooms and a bathroom on the first floor.

The gardens wrap around the property with the rear garden being a generous size. There is no parking at the property as it is approached from a pathway but there is on street parking nearby.

S157 Housing Act 1985 condition

51 King Georges Field was formerly part of the local authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the local authority (Cotswold District Council). It is understood that any purchaser who has lived or worked within Gloucestershire or the Cotswold Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing.

Accommodation

Entrance Hallway

Dining Room

Fireplace set on a raised hearth with Cotswold stone surround. Large windows overlooking the rear patio and garden. Pendant light fittings.



Sitting Room

Woodwarm log burner set on a raised hearth with timber lintel above. French doors opening onto rear patio and garden. Pendant light fittings.

Kitchen / Breakfast Room

One and a half bowl sink unit and drainer set in a wide surround. Matching drawers below and further eyelevel cupboards around. Space for dishwasher and washing machine. Windows overlooking patio and garden.

First Floor

Landing

Cupboard and loft access.

Bathroom

Low level w.c. wash hand basin set in vanity unit. Bath with shower attachment. Large eaves cupboard.

Bedroom 1

Double bedroom with built-in cupboard. Cupboard with Worcester Bosch boiler. Pendant light fitting. Large windows overlooking rear garden.

Bedroom 2

Double bedroom with built-in wardrobe. Pendant light fitting. Two windows overlooking rear garden.

Bedroom 3

Single bedroom with built-in cupboard and pendant light fitting.

Outside

Front courtyard with wood shed.

Side courtyard, garden shed with concrete elevations and corrugated roof. There is another wood shed and seating

area leading to rear garden, mainly laid to lawn with raised patio abutting rear of house and a range of plants and shrubbery surrounding. There is a further covered seating/woodshed.

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.

Tenure

Freehold.

Local Authority

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

Tel: 01285 623000.

Council Tax

Band C. Rates payable for 2025- 2026 £2,094.30

Directions

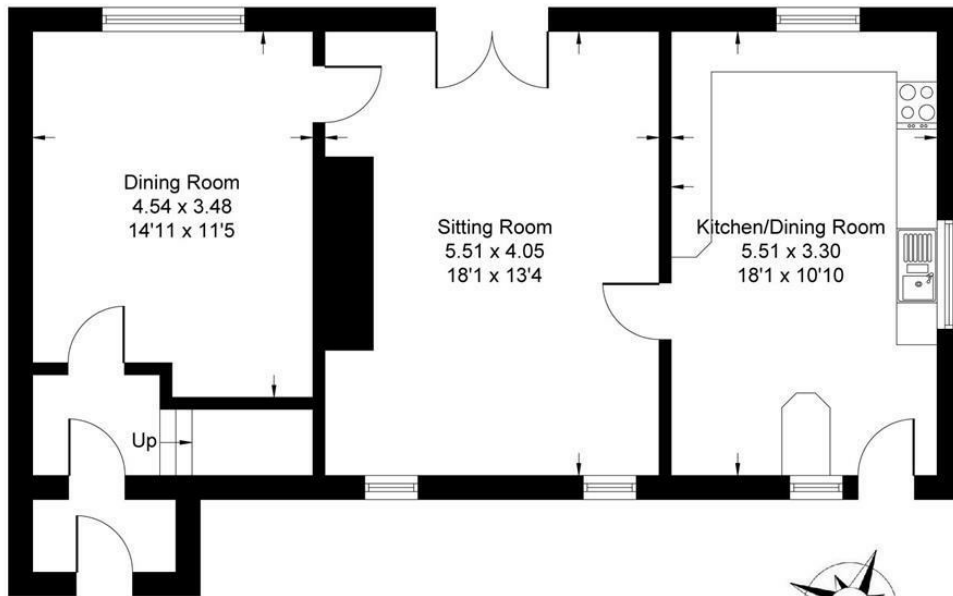
From the Stow-on-the-Wold office of Tayler & Fletcher and at the junction with Park Street, bear left taking the Oddington Road, towards Chipping Norton. Take the fourth left turning into King Georges Field then take the second turn on the right and proceed to the bottom of the road. 51 King George's Field is on the right hand side and is approached from a pathway.

What3Words

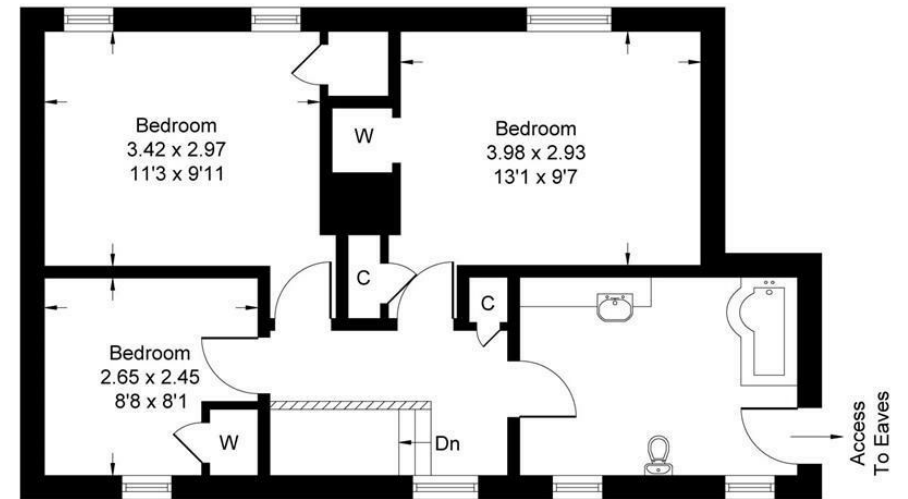
///martini.troll.prank



Approximate Gross Internal Area = 111.87 sq m / 1204 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.

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.

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