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# Tayler & Fletcher



Newlands Corner, Lower Slaughter, GL54 2HP  
Guide Price £975,000





# Newlands Corner

## Lower Slaughter, GL54 2HP

*An attractive and well presented Cotswold stone house set on the edge of the village with views over the adjoining paddocks.*

### Description

Newlands Corner is a delightful and immaculately presented link detached house constructed of natural Cotswold stone under a reconstituted Cotswold stone tiled roof. It has a pretty front facade with gabled entrance porch and flanked by leaded light double glazed casement windows. In addition it has a south facing rear garden.

The spacious entrance porch leads to a lovely staircase hall off which lead double doors to the drawing room (22'7" x 13'1") with a cut stone fireplace and outlook over the neighbouring paddocks. A further pair of double doors lead to the kitchen/family room which has been recently extended to provide an additional dining area and in turn makes a magnificent room (35'4" x 13'). In addition there is a cloakroom and a utility room on the ground floor.

On the first floor there is a master bedroom with en-suite shower room together with two further double bedrooms enjoying the view and a family bathroom.

A pair of doors lead to an excellent tandem garage (32'8" x 11'2") with storage. There is a private garden partly laid to lawn and with a generous terraced sitting out area and pleasant outlook.

### Location

Lower Slaughter is acknowledged as one of the most beautiful villages within the Cotswolds having many buildings of architectural interest and the shallow River Eye flows through the centre of the village. There is a fine old Water Mill, Parish Church and two Hotels which are open to non residents. Situated about ¾ mile at Slaughter Pike on the Fosse Way is a Petrol Station and Convenience Store.

Bourton-on-the-Water is 2 miles. It has a good range of shops suitable for everyday requirements together with the Cotswold School and a public sports centre.

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.

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 and Literature, Music and Cricket festivals.

### Accommodation

Glazed and panelled front door flanked by two outside lights.

#### Entrance Porch 8' x 7'8"

Tiled floor, pair of semi-glazed panelled doors to

#### Inner hall 13'2" x 9'

Pair of panelled doors to

#### Drawing room 22'7" x 13'1"

Open fireplace with a cut stone surround, raised hearth and mantelpiece. Television and telephone points, coved ceiling, four recessed ceiling spot lights, window overlooking the adjoining paddocks and pair of double glazed doors leading to the garden terrace.

Pair of doors to

#### Kitchen/Family/Dining room 35'4" x 13'

Comprising sitting area leading to the

#### Kitchen

One and a half bowl sink unit with single drainer and chrome mixer tap set within a wide surround with range of drawers and cupboards beneath and including an integrated AEG freezer, Neff dishwasher, LACANCHE range cooker with five ring induction hob, double oven, grill and drawer beneath and extractor hood above. Matching work surface including breakfast bar with a



range of drawers and cupboards below and matching eye level cupboards and with further storage cupboards and book shelving to one side together with full length integrated larder refrigerator.

#### Dining area

An impressive hipped glazed lantern surrounded by ten recessed ceiling spotlights, window seat and a pair of principally double glazed doors leading to the garden terrace. Door to the Garage. From the staircase hall, door to understairs storage cupboard.

#### Utility room 7'11" x 5'9"

Stainless steel sink unit with single drainer and mixer tap with space and plumbing below for washing machine. Worcester oil fired central heating boiler. Semi-glazed and panelled door leading to the garden.

#### Cloakroom 4'8" x 2'10"

Low level w.c, wash hand basin with tiled splashback.

From the hall, stairs with painted newel post, balustrading and timber hand rail lead to the first floor landing. Access to the roof space. Eaves storage. Airing cupboard with extensive slatted timber shelving.

#### Bedroom 1 20'11" x 13' maximum

L shaped room incorporating a built in cupboard and with eaves storage.

#### En-suite Shower room 6'3" x 5'6"

Low level w.c, pedestal wash hand basin, shower cubicle, heated towel rail. Fully tiled walls, casement window.

#### Bedroom 2 13' x 10'10"

Double aspect room with window overlooking the neighbouring paddocks, further window overlooking the garden. Eaves storage.

#### Bedroom 3 10'2" x 9'9"

Double aspect room with a window overlooking the neighbouring paddocks and further window overlooking the front drive.

#### Bathroom 8'2" x 6'5"

White suite comprising painted panelled bath with chrome mixer tap and shower attachment with a separate Mira shower above and glazed shower screen and wash hand basin with cupboard below, low level w.c, bidet with chrome mixer tap, painted panelling to dado height, heated towel rail, shaver point.

#### Outside

Newlands Corner is approached via a tarmacadam entrance, pair

of stone pillars, and leading to a shared gravelled drive which leads to the attached tandem Garage 32'8" x 11'2" maximum, with a pair of painted doors, power and light and open to the apex with mezzanine storage.

A path and lawned area lead to the south facing rear garden where there is a paved terraced area immediately abutting the house with an area of lawn with a rockery and flower beds to one side with a mature Silver Birch. Summer House 5'8" x 7'9". Timber store.

The garden is surrounded in part by natural Cotswold stone wall and in part by close board timber fencing with hedging and enjoys a southerly aspect with a delightful view across the neighbouring paddocks.

#### Services

Mains electricity, water and drainage are connected to the property. Oil fired central heating. Please note: that 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 and Council Tax

Cotswold District Council, Cirencester.

Tel: 01285 623000.

Council Tax - Band F. Amount payable for 2025/2026 - £3,192.14

#### Directions

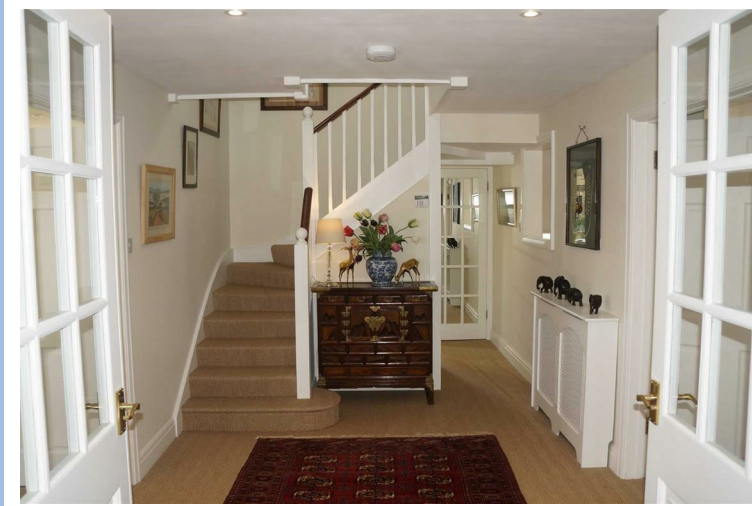
From Stow-on-the-Wold proceed in a southerly direction on the A429 (Fosse Way). After about 3 miles, turn right signed to The Slaughters. On reaching the village take the left hand bend then turn left between the two stone pillars. The name plate for Newlands Corner can be seen on the right. Follow the gravelled drive round to the left passing Lime Tree Cottage on the right hand side. Newlands Corner will be seen straight ahead.

#### What3words

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#### Tenure

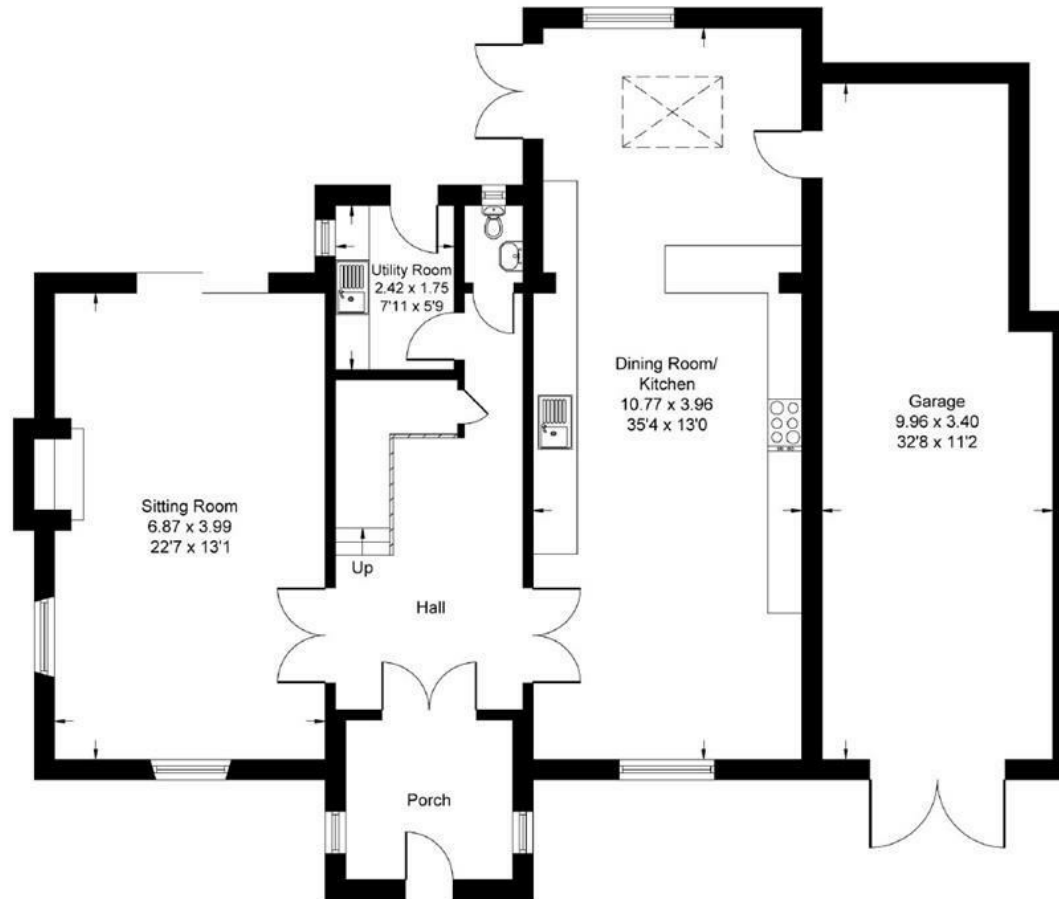
Freehold.



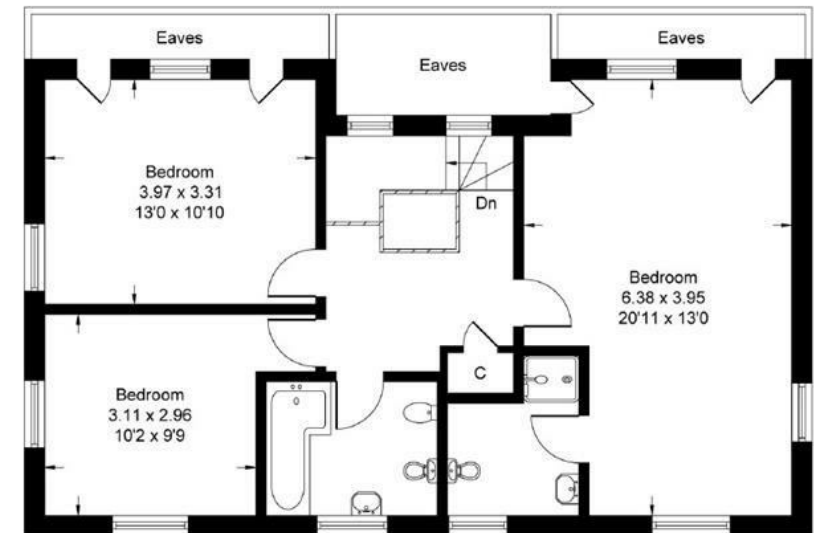
Approximate Gross Internal Area = 166.35 sq m / 1791 sq ft

Garage = 31.48 sq m / 339 sq ft

Total = 197.83 sq m / 2130 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.

Site Plan



Location Map



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		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	