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# Tayler & Fletcher



11 Sterling Close, GL54 1AN  
Guide Price £450,000

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# 11 Sterling Close

**Stow-on-the-Wold, GL54 1AN**

*A substantial and well-presented family house with a generous-sized garden, situated within a 10-minute walk of the Market Square.*

## Description

11 Sterling Close is a large semi-detached house constructed of rendered elevations under a deep pitched tiled roof. It has more recently undergone complete renovation and extension to a high specification, with a two-storey extension added to the side and a single-storey extension with flat roof added to the rear.

The house has comfortable and well-proportioned accommodation with two reception rooms, together with a spacious kitchen / dining room and patio doors opening to the large rear garden. There is also a separate utility room and a cloakroom. There are three good-sized double bedrooms (one of which has an ensuite shower room) and a family bathroom. There is also the potential to convert into the roof space, subject to the necessary local authority consent.

There is gas underfloor heating throughout the downstairs and gas central heating on the first floor. The main bathroom and ensuite shower room both have electric underfloor heating.

To the front there are three parking spaces.

## Location

11 Sterling Close is situated on a quiet no through road. In turn, Sterling Close is situated just off the A436 and is within reasonable walking distance of the centre of Stow-on-the-Wold. It is a 5-minute walk from the local primary school, which also has an on-site nursery.

Stow-on-the-Wold is an attractive market town with the Parish Church of St. Edward, together with a wide variety of shops, boutiques, and hosteries. Bourton-on-the Water is 4 miles to the south and has a similar range of facilities. It also has 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 hosteries, a multiplex cinema, and the Everyman Theatre, as well as a number of annual festivals including the National Hunt, Literature, Music, and Cricket festivals.

## Accommodation

Front door with central glazed panel

### Porch

Tiled floor, small casement window, recessed LED ceiling spotlights, semi-glazed and panelled door to hall and staircase.

### Living Room

TV point, LED ceiling pendant, recessed LED ceiling spotlights, ceiling speakers. There is also a point to fit a gas fire if required. Door to kitchen / dining room.

### Sitting Room

Double aspect room with TV and telephone points, two LED ceiling pendants, recessed LED ceiling spotlights, ceiling speakers. Separate door to inner lobby.

### Inner Lobby

Tiled flooring, recessed LED ceiling spotlights.

### Cloakroom

Low level w.c., pedestal wash handbasin, dual-fuel heated towel rail. Continuation of the tiled flooring, recessed LED ceiling spotlights.

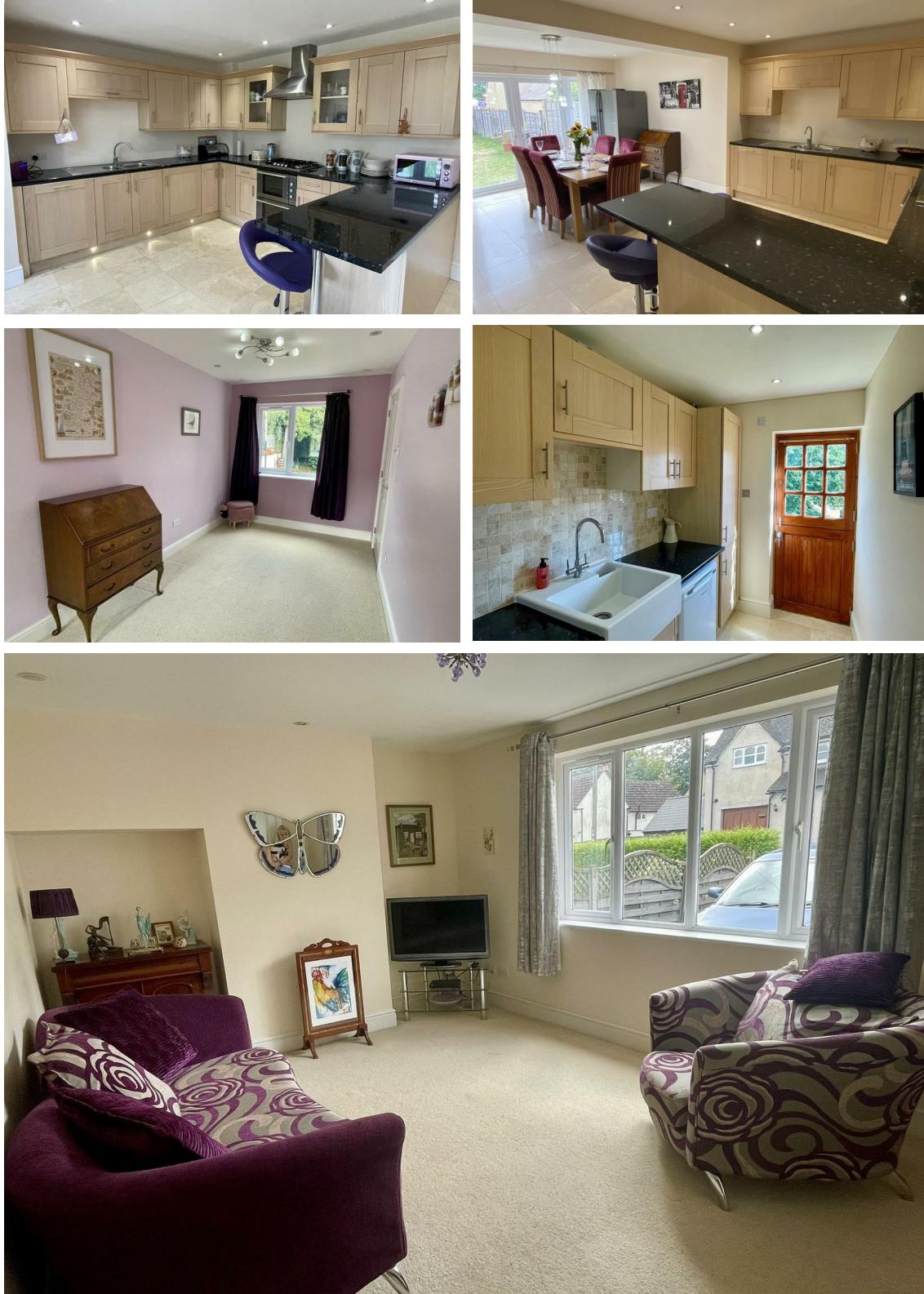
### Utility Room

Belfast sink with mixer-tap, set in a wide surround with cupboard below. Housemaid's cupboard, housing the Worcester boiler and manifold for the Upinor underfloor heating system. Matching eye level cupboards, space and plumbing for washing machine, and space for undercounter freezer. Continuation of the tiled flooring, recessed LED ceiling spotlights. Semi-glazed and panelled stable door leading to the rear garden.

### Kitchen / Dining Room

Kitchen has one and a half bowl sink-unit with single drainer and mixer tap set within a wide surround and a range of cupboards below. Integrated Electrolux dishwasher, undercounter integrated refrigerator, matching eye level cupboards, Electrolux four ring gas hob with integrated electric double oven below (fan-assisted main oven with grill in top oven), and extractor hood above. Breakfast bar with drawers below. Italian LED plinth lights, recessed LED ceiling spotlights.

Dining area has an electrically operated skylight, Italian LED skirting lights, LED ceiling pendant and recessed LED ceiling spotlights. Mains powered heat alarm. Patio doors





leading to the rear garden.

Tiled flooring throughout.

The ground floor has underfloor heating throughout (powered by gas central heating boiler) and there are a generous number of double plug sockets in all rooms.

#### **Hall and Staircase**

Hall with LED ceiling pendant. Mains powered smoke alarm. Telephone point.

Stairs with attractive Richard Burbidge handrail leading to spacious first floor landing with space for study area, recessed LED ceiling spotlights and Richard Burbidge balustrading. Mains powered smoke alarm. Telephone point.

#### **Master Ensuite Bedroom**

Generous-sized double bedroom with LED pendant light, recessed LED ceiling spotlight, two bedside wall lights. TV point.

#### **Ensuite Shower Room**

Shower cubicle with chrome shower and tiled surround, low level w.c., pedestal wash handbasin with mixer tap, dual-fuel heated towel rail, recessed LED ceiling spotlights. Tiled flooring with electric underfloor heating.

#### **Bedroom 2**

Well-proportioned double bedroom with LED pendant light, recessed LED ceiling spotlight, two bedside wall lights. TV point.

#### **Bedroom 3**

Good-sized double bedroom with LED pendant light, recessed LED ceiling spotlight, two bedside wall lights. TV point. Hot water cylinder. Additional small radiator for airing cupboard.

There are a generous number of double plug sockets in all bedrooms.

#### **Bathroom**

Matching white suite comprising panelled bath with chrome taps, pedestal wash handbasin with mixer tap, separate shower cubicle with chrome shower and tiled surround, low level w.c., dual-fuel heated towel rail, recessed LED ceiling spotlights. Tiled flooring with electric underfloor heating.

#### **Loft**

Approached from the landing via an access hatch and retractable ladder. Fluorescent tube light.

There is opportunity to convert to a loft room (subject to the necessary local authority consent) as steelwork is in place as per structural engineer's calculations, and the floor is fully insulated and boarded.

#### **Outside**

The house is approached off Sterling Close with a gravelled parking area suitable for three vehicles. The front of the property is bordered by timber fencing with a raised flower bed. External tap.

#### **Garden**

Access to the substantial rear garden is either via an external passageway to the side of the house, or alternatively via the doors leading from the kitchen / dining room or the utility room.

The garden is approximately 120 feet long and is laid mainly to lawn and is dominated by a mature Cotoneaster Coriaceus tree and young Holly.

A concrete path dissects the garden and is flanked by lawn. Bordered by fencing and a Cotswold stone wall at the far end.

External tap and plug socket.

#### **Services**

Mains water, drainage, gas and electricity 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  
[www.cotswold.gov.uk](http://www.cotswold.gov.uk).

#### **Council Tax**

Band C. Rates payable for 2025/2026 = £2095.30.

#### **Tenure**

Freehold.

#### **Directions**

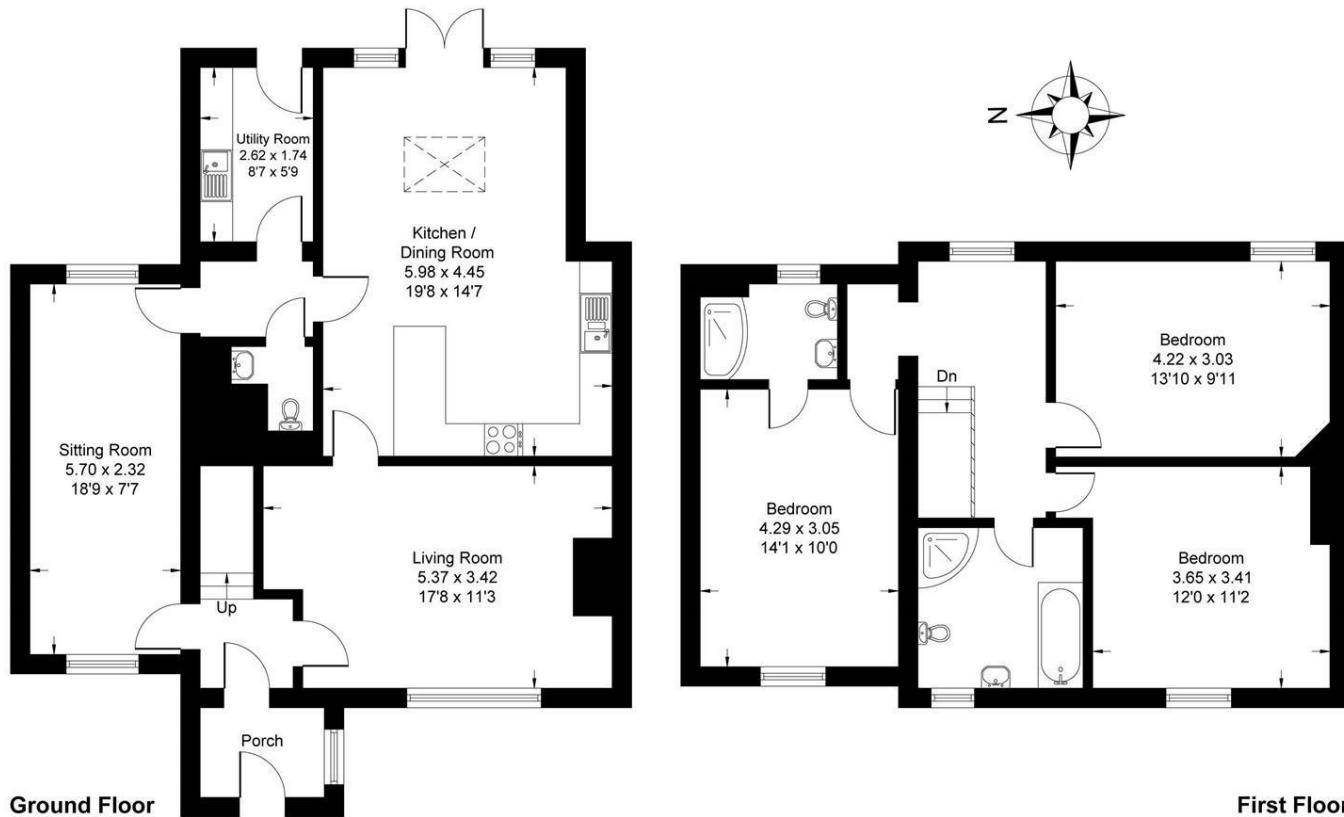
At the junction of Digbeth Street (where our Stow-on-the-Wold office is located) and Park Street, bear left onto Oddington Road (A436). Take the third left into Sterling Close. No 11 will be seen on the right-hand side.

#### **What3Words**

[debater.recline.incursion](http://debater.recline.incursion)

## Floor Plan

Approximate Gross Internal Area = 137.96 sq m / 1485 sq ft



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.