



Shepherds Way, Stow On The Wold

Guide Price £575,000



Situated down a quiet cul-de-sac, a short walk from Stow-on-the-Wold's picturesque town square, it benefits from generous living space downstairs and three bedrooms, it presents a great opportunity for families, professionals, or those seeking a comfortable home in a desirable setting.

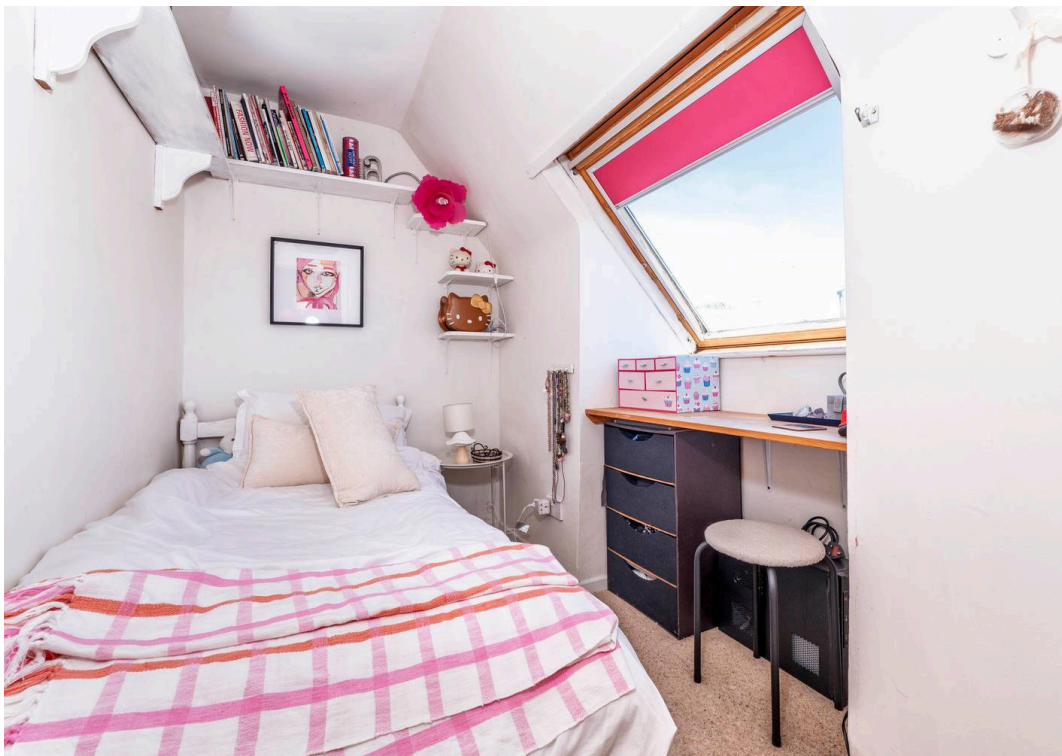
Entering the property through the side entrance, you are welcomed into an entrance hall leading through to a spacious sitting room, providing a bright and comfortable main reception space ideal for both relaxing and entertaining, benefitting from built-in bookcases and a log burner.

To the rear, the kitchen/breakfast room with integrated appliances offers a practical and sociable layout with space for dining, making it well suited to everyday family living. Adjacent to the main living area, a separate study provides a versatile space ideal for home working, hobbies, or occasional guest accommodation. A convenient ground-floor cloakroom adds further practicality.

Finishing the off the ground floor, there is a stone built porch, providing useful space as a boot room, which leads to an additional hallway with access to the living room and the stairs leading up to the first floor.



Upstairs, the first-floor landing leads to three well-proportioned bedrooms. The principal double bedroom is generously sized and benefits from excellent floor space along with an en-suite, while the remaining two bedrooms offer flexible accommodation for family, guests, or additional workspace. Two of the bedrooms benefit from built-in storage, and completing the first floor is a family bathroom.





Externally, there is a mature landscaped garden which wraps around half the property, made up of a patio, lawned and bedding areas. There are also solar panels on the roof which are used to contribute to the electricity at the property.

The property also benefits from a detached garage, providing useful storage or secure parking, which can be accessed via a right of way shared driveway with the neighbouring houses.

EPC: C

Council Tax Band: D

Tenure: We understand the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Stow-on-the-Wold enjoys an elevated position in the centre of the north Cotswolds, offering a wide range of individual shops arranged around a central square composed almost entirely of old Cotswold stone properties, with several public houses, coffee shops, a library, police station and church. There is a primary school situated on the edge of the town and a wider range of amenities can be found within easy reach, including Tesco store and main line train station at Moreton in Marsh and Kingham, which have direct lines to London.

What3Words: [///equity.receive.analogy](https://www.what3words.com/#!/equity.receive.analogy)

Main House Approx. Gross Internal Area:- 113.25 sq.m. 1219 sq.ft.
Garage Approx. Gross Area:- 13.06 sq.m. 140 sq.ft.
Total Approx. Gross Area:- 126.31 sq.m. 1359 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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