

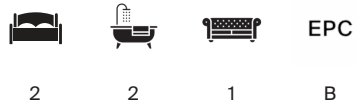


APARTMENT 2 NEWLANDS HOUSE, STOW-ON-THE-WOLD



# DUAL ASPECT RETIREMENT APARTMENT IN MARKET TOWN

Moreton-in-Marsh (4 miles) and Kingham (5 miles), both providing train services to London Paddington in about 76 minutes. Burford (7 miles), Cheltenham (20 miles), Cirencester (22 miles), and Oxford (25 miles). Distances and travel times are approximate.



Local Authority: Cotswold District Council, Tax band D

Tenure: Leasehold 125 Years from 2009

Ground Rent £481.75pa

Service Charge £5,871pa



## LOCATION

An historic former wool town celebrated for its charm, tranquillity, and strong sense of community. Stow-on-the-Wold offers excellent facilities for retired living, including a welcoming church, well stocked library, reliable doctor's surgery and dental practice, and a large nearby supermarket. Its attractive mix of independent shops, friendly cafés, traditional pubs, and quality restaurants creates a relaxed yet vibrant atmosphere. The town enjoys good transport links, with easy access to major road and rail routes toward Birmingham and London, while Cheltenham, Oxford, and Banbury provide broader services and cultural options. Leisure opportunities are plentiful, with regional attractions such as Cheltenham's horse racing, golf at Naunton Downs and Broadway, and rugby in Gloucester. A beautiful network of footpaths and bridleways surrounds the town, ideal for gentle walks and enjoying the countryside throughout retirement.











## PROPERTY

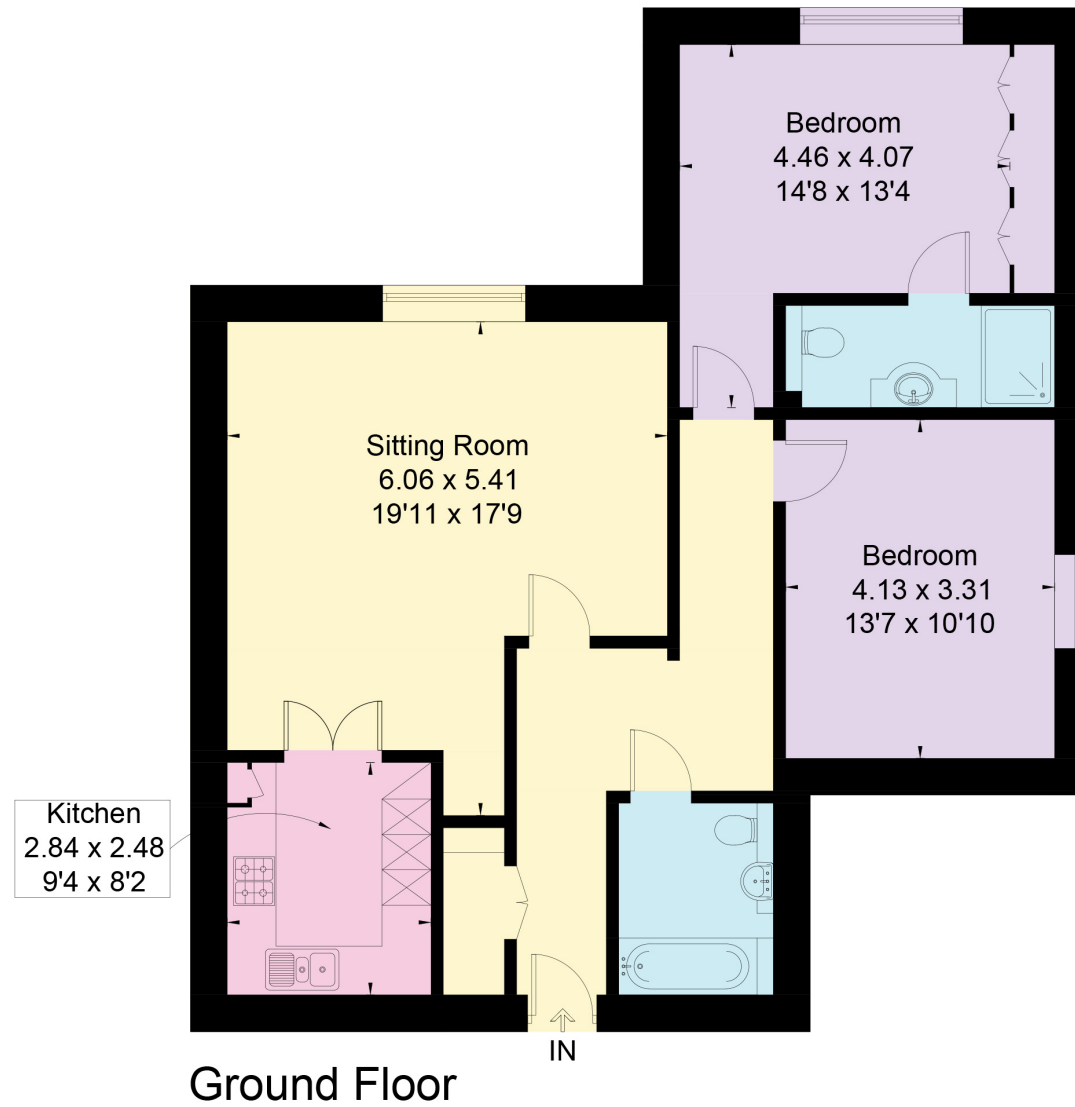
Apartment 2 is a wonderful ground floor light and spacious apartment presented in immaculate order. This ground floor apartment offers a practical layout designed for comfortable day-to-day living. The property includes a spacious sitting room with direct access to the kitchen, with two double bedrooms, one with en suite all directly accessed from the hallway. The property has been extensively refurbished in recent years. In 2019, the main bedroom was fitted with custom Crown built-in wardrobes and drawers, and both bathrooms were upgraded with Villeroy & Boch sanitary ware. A new gas boiler and flue were installed in 2023 to support the underfloor heating system, and in 2026 the property received new carpets and underlay throughout. With its ground-floor position, updated fittings, and low-maintenance design, the property offers a practical and comfortable environment suitable for retirement living. Newlands of Stow provides a range of retirement living options for those aged 55 and over, including Independent Living Cottages, Assisted Living Apartments, and a Nursing Home. This gated collection of homes are positioned in an elevated location with views over the 10 acres of landscaped grounds and surrounding countryside. The development is designed to offer a secure and convenient lifestyle with a variety of on-site facilities and support options as needed.



Newlands offers some of the most competitive fees and charges available in the local area. A transfer fee is payable on sale and an annual service charge covers the operation and maintenance of the building and estate, including all communal areas, drawing room, restaurant, library, hairdressing salon, café and bar. A ground rent is applicable and an assisted living fee covers special services delivered to individual residents, including meals, cleaning, laundry and concierge services.



proximate Floor Area = 89.6 sq m / 964 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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