



School House Court, Union Street, Stow On The Wold  
£350,000





An impressive, rarely available two-bedroom duplex apartment forming part of the former schoolhouse, occupying a tucked-away yet highly convenient position in the heart of Stow-on-the-Wold. Well presented throughout, the property offers spacious accommodation arranged over two floors, together with a private roof terrace enjoying excellent views and off-road parking.

Upon entering the property, you are welcomed into the entrance hall, which provides access to the principal living accommodation. The spacious sitting and dining room forms the heart of the home, offering a versatile space for both relaxing and entertaining. The living room has been thoughtfully enhanced with bespoke floor-to-ceiling shelving, providing both an attractive feature and excellent storage. The room flows naturally through to the kitchen, creating a sociable open-plan arrangement, while a useful downstairs utility room completes this floor.

Stairs rise to the first floor, where there are two well-proportioned double bedrooms. Both bedrooms offer comfortable and versatile accommodation, with one benefiting from bespoke floor-to-ceiling wardrobes and additional built-in storage. A well-appointed family bathroom serves both bedrooms.

From the living accommodation, access is provided to the private south-facing roof terrace, offering a particularly attractive feature of the property. Enjoying excellent far-reaching views, the terrace provides a wonderful outdoor space for dining and entertaining, or simply relaxing and taking in the surrounding scenery.

The property also benefits from off-road parking, a valuable addition given its tucked-away yet central position within Stow-on-the-Wold.











| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 77      | 77        |
| England, Scotland & Wales                   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) A                                                         |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 | 2       | 2         |
| England, Scotland & Wales                                       |         |           |

EPC: C

Council Tax Band: D

Tenure: Leasehold

Years Remaining on the Lease: 123

Service Charge: approximately £1,600 per annum, which includes building insurance and fire cover, including the fire alarm system, general maintenance and upkeep of the communal areas, including the communal gardens.

Ground Rent: £100 per annum.

Potential purchasers should obtain confirmation of the tenure, lease length, service charge, ground rent and the services covered from their solicitor prior to exchange of contracts.

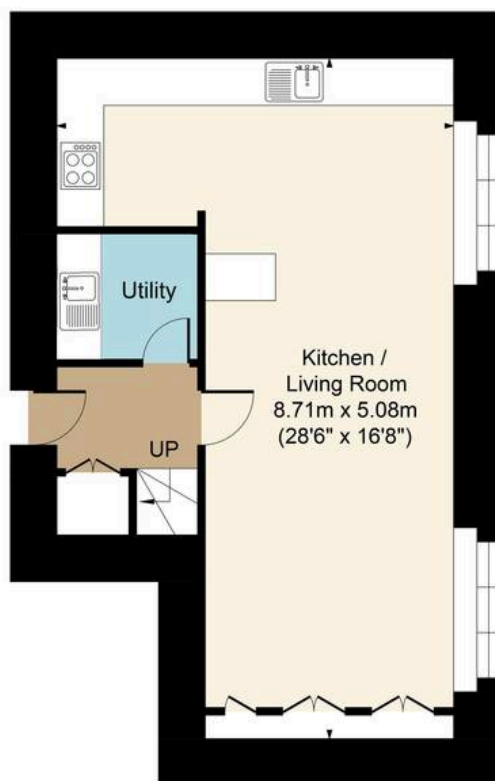
Stow-on-the-Wold enjoys an elevated position in the centre of the north Cotswolds, offering a wide range of individual shops arranged around a central square composed almost entirely of old Cotswold stone properties, with several public houses, coffee shops, a library, police station and church. There 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: ///either.level.brilliant

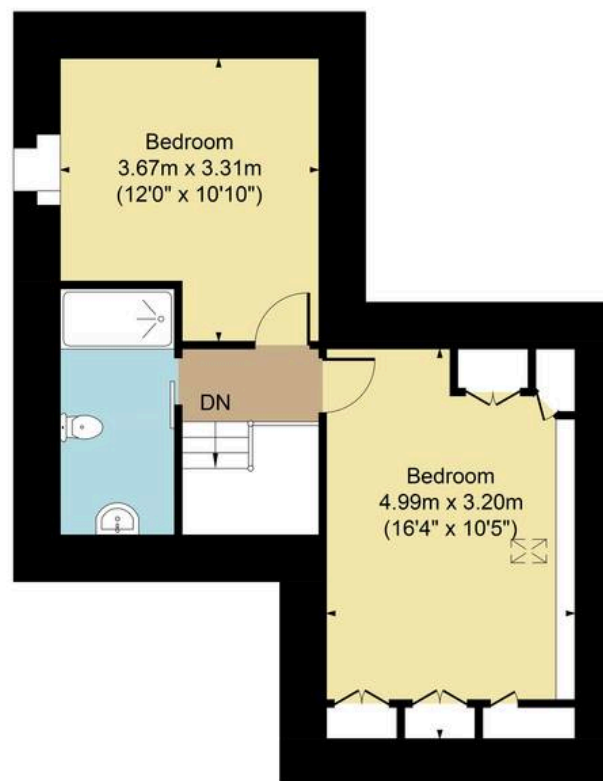
Main House Approx. Gross Internal Area:- 76.01 sq.m. 818 sq.ft.

Patio Approx. Gross Area:- 7.58 sq.m. 82 sq.ft.

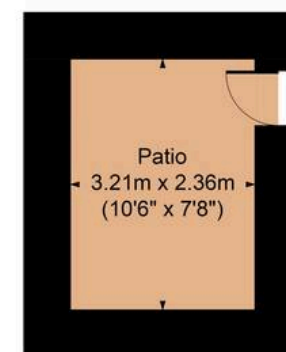
Total Approx. Gross Area:- 83.59 sq.m. 900 sq.ft.



Ground Floor



First Floor



Patio

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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