



CAMP HOUSE, STOW-ON-THE-WOLD



# CHARMING TOWN HOUSE IN THE HEART OF STOW-ON-THE-WOLD

Moreton-in-Marsh 4 miles and Kingham 5 miles (trains to London  
Paddington from 76 minutes), Burford 7 miles, Cheltenham 20 miles,  
Cirencester 22 miles and Oxford 25 miles.

Distances and times approximate.



3-4



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EPC

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Local Authority: Cotswold District Council

Council Tax band: F

Tenure: Freehold



## LOCATION

Stow-on-the-Wold is one of the most well-known towns in the North Cotswolds. The former wool town offers a wide selection of excellent shops, pubs and restaurants as well as numerous independent shops and a large supermarket. Daylesford Organic Farm shop, Bamford private members club, Soho Farmhouse and Estelle Manor are a short drive away and more comprehensive retail and leisure facilities can be found in Cheltenham, Stratford-upon-Avon, Oxford and Banbury.

Schooling in the area is outstanding and includes Stow Primary, Kitebrook, Tudor Hall, Cheltenham College and Cheltenham Ladies College, The Cotswold School, Chipping Campden and Oxford schools including; The Dragon, Summerfield's and St Edwards. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Naunton Downs and Broadway with rugby at Gloucester.







## THE PROPERTY

This charming double-fronted town house has remained in the same family for over 50 years and now presents a rare and exciting opportunity for a new owner to create a truly special home in the heart of Stow-on-the-Wold. Peacefully situated in a central position yet just a short walk from the historic market square, the property enjoys both convenience and a sense of seclusion that is seldom found in the town.

The house offers generous and highly versatile accommodation extending to approximately 1,579 sq ft across the main floors, with additional cellar space and a substantial double garage. The ground floor is arranged around a spacious sitting and dining room, complemented by a separate kitchen, while the upper floors provide a flexible layout of several well-proportioned bedrooms, suitable for a variety of living arrangements depending on personal requirements. [Camp House floorplan  
Although the property would now benefit from a programme of refurbishment and modernisation, it retains great character and proportions, providing the perfect canvas for sympathetic enhancement or reconfiguration. The inclusion of a cellar further adds to its practicality, offering useful storage or potential for conversion, subject to any necessary consents.





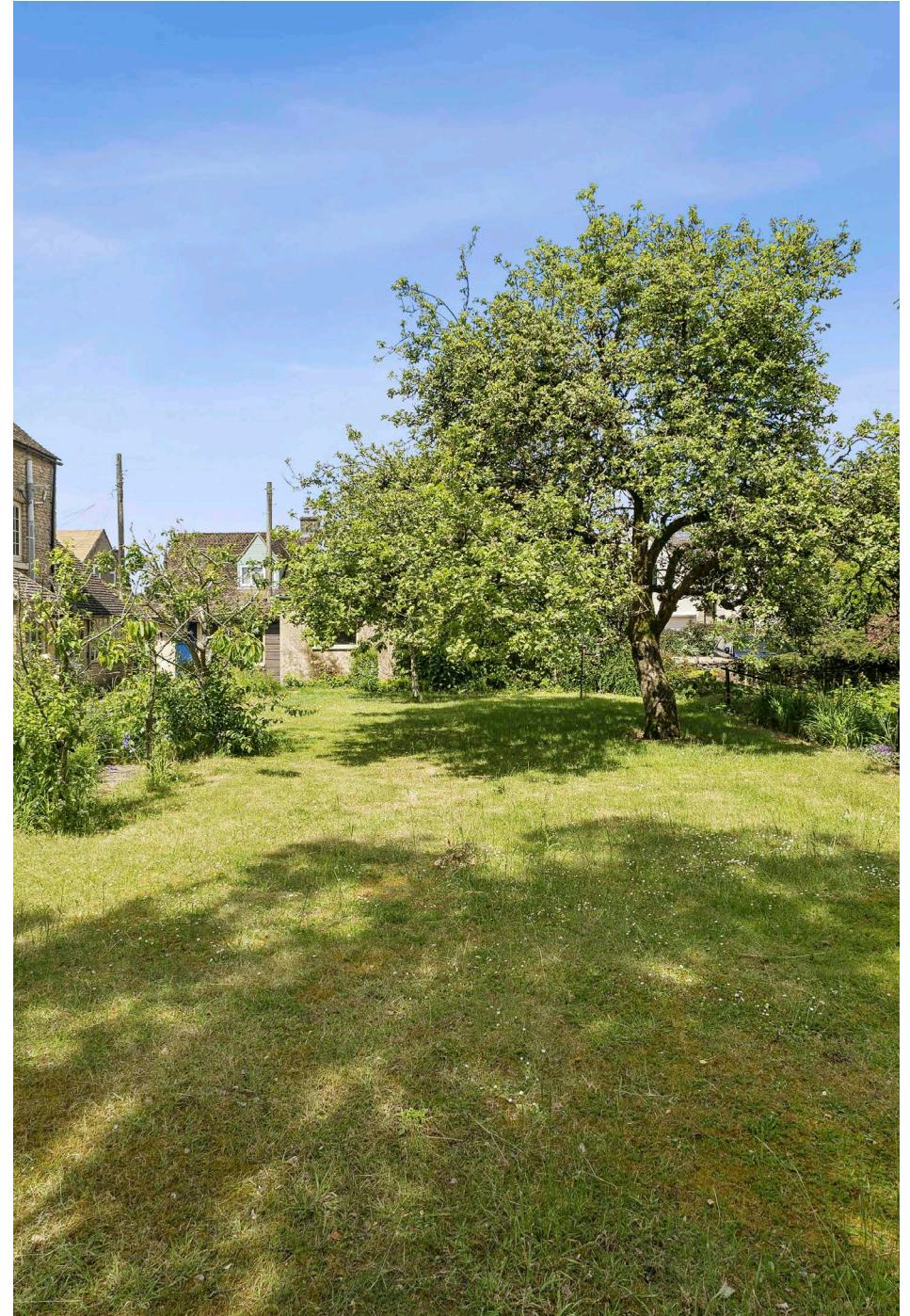


## GARDEN AND GROUNDS

Of particular note is the rare advantage of private parking and a large double garage, an exceptional feature in such a central Stow location where parking is often limited.

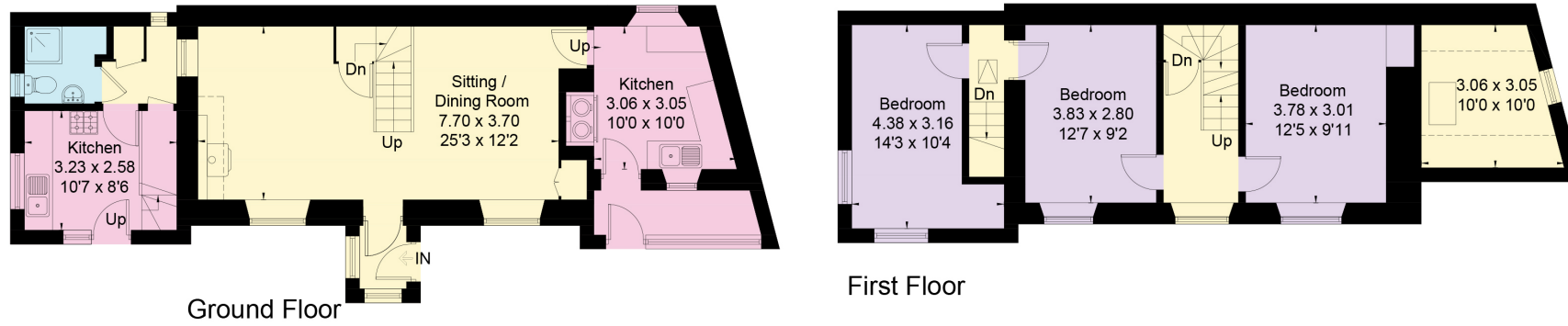
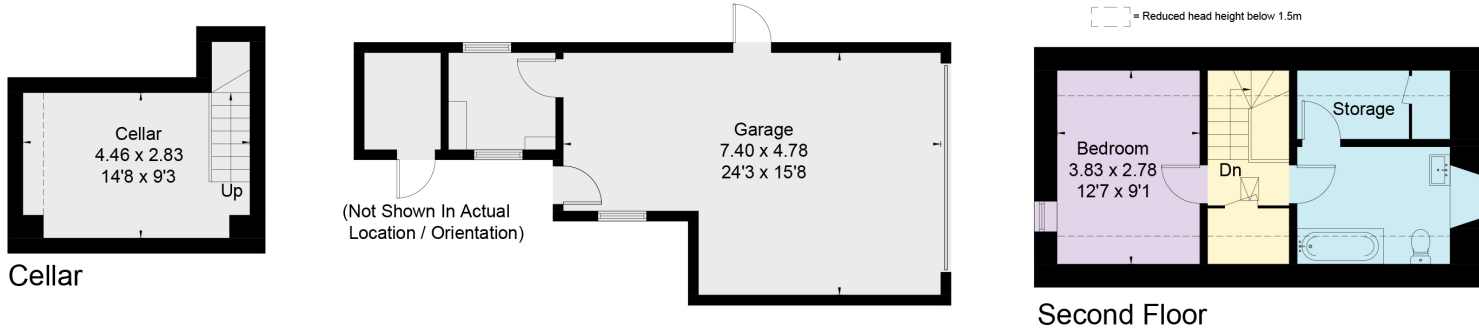
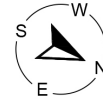
To the front, the property enjoys beautiful gardens planted with a variety of mature shrubs and plants, along with an abundance of fruit trees, creating a delightful and established setting that enhances the charm of the house.

Combined with its attractive façade, long-standing ownership history, and enviable setting, this property represents a wonderful opportunity to restore and reimagine a classic Cotswold home.





Approximate Floor Area = 146.7 sq m / 1579 sq ft  
 Cellar = 13.4 sq m / 144 sq ft  
 Garage = 30.8 sq m / 331 sq ft  
 Outbuildings = 6.8 sq m / 73 sq ft  
 Total = 197.7 sq m / 2127 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109975

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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