



2 MOUNT PLEASANT
STOW ON THE WOLD, GLOUCESTERSHIRE

A handsome Grade II Listed town house with an enclosed garden, double garage and parking

Ground Floor: Sitting Room • Dining Room
Kitchen • Utility with Cloakroom

First Floor: Principle Bedroom with adjoining Bath/
Shower Room • Bedroom two
Family Bath/Shower Room • Study

Second Floor: Bedroom three with W/C • Bedroom four

Outside: Enclosed front and rear gardens
Parking for two cars • Double garage

No Onward chain.

**Butler
Sherborn**

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DESCRIPTION

2 Mount Pleasant is a Cotswold stone grade II listed property dating back to the early 19th century. Originally part of a substantial farmhouse later divided into two family homes. Many of the original features have been retained, such as flagstone floors, fireplaces, beams and sash windows. This traditional Cotswold home offers good, proportioned rooms filled with light, tall ceilings and period character.

On the ground floor, there is a well-appointed kitchen and a utility room with a cloakroom area, leading into a charming dining room with a log burner and built-in cupboards, overlooking the front lawn. The sitting room, accessed from the hallway, features a wood burner, fitted cupboard, and a view over the front garden. The back section of the sitting room is subtly separated from the front area, creating an ideal space for reading or quiet retreat.

Upstairs, the first floor comprises the principal bedroom with an adjoining bath/shower room, two further bedrooms, and a family bathroom, one of the bedrooms is currently used as a study. On the second floor, there are two additional double bedrooms and a cloakroom.

OUTSIDE

The property is accessed from Union Street via a pedestrian gate leading from the paved parking area. The rear garden is enclosed by a Cotswold stone wall, with well-stocked borders. The front garden is also enclosed and benefits from a pedestrian gate opening onto Oddington Road, providing easy access to the town. There is a wonderful south-facing garden with a terrace and lawned areas. Additionally, the property includes a double garage with storage space above.

SERVICES

Mains water, drainage, electricity, and gas. Broadband connected. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

COUNCIL TAX

Band E

EPC

Band D

LOCAL AUTHORITY

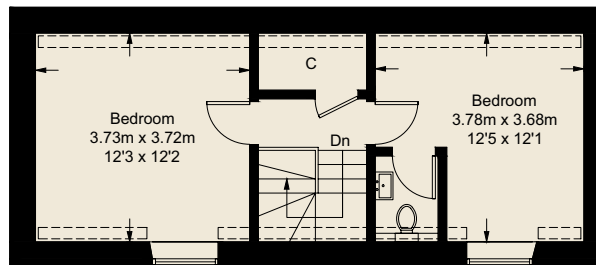
Cotswold District Council Trinity Road,
Cirencester, GL7 1PX

T: 01285 623000 | W: www.cotswold.gov.uk

VIEWINGS

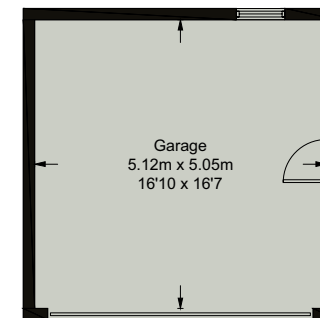
Please telephone Butler Sherborn:
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E: stow@butlersherborn.co.uk



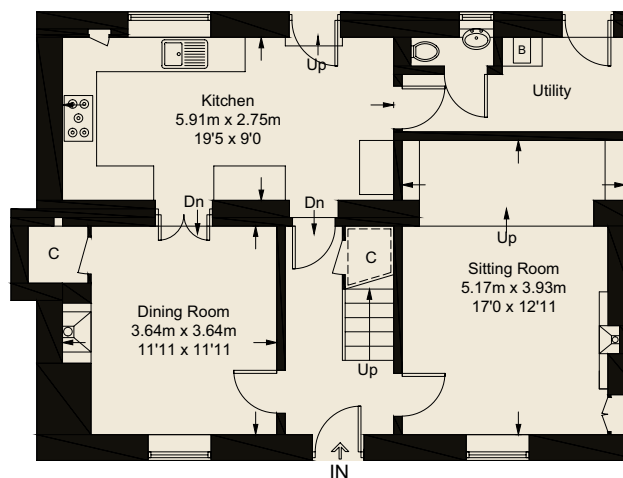


Second Floor
35.0 sq m / 377 sq ft

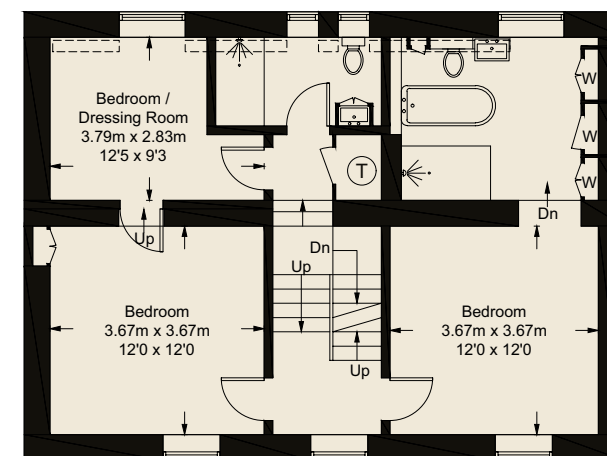
= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor
69.3 sq m / 746 sq ft



First Floor
66.9 sq m / 720 sq ft

Approximate Gross Internal Area = 171.2 sq m / 1843 sq ft
Garage = 25.7 sq m / 277 sq ft
Total = 196.9 sq m / 2120 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1245160)

DIRECTIONS (GL54 1AL)

From the Butler Sherborn office, take the road leading to Chipping Norton, turn left into Union Street, then right to Mount Pleasant, number two is on the right.

what3words: ///rescue.declines.crumple



Pubs

The Old Butchers 0.3 mile
The Fox Oddington 2.4 miles
The Wild Rabbit Kingham 5.5 miles



Schools

Stow on the Wold Primary School 0.5 mile
Cotswold School Bourton on the Water
3.8 miles
Kingham Hill, Kingham 5.7 miles



Train station

Kingham Station 5.7 miles
Moreton in Marsh station 4.3 miles

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