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Tayler & Fletcher



1 Talbot Square, GL54 1DP
Guide Price £875,000





1 Talbot Square

, Stow-on-the-Wold, GL54 1DP

An attractive and substantial detached Cotswold property with bedroom annexe, mature gardens, parking and garage, situated on the edge of the town.

Description

1 Talbot Square is a detached period house which according to the date stone was built in 1938. It is constructed of natural Cotswold stone under a natural Cotswold stone tiled roof. It has a pretty gabled facade to both the front and rear with Cotswold stone mullion windows many of which have traditional drip moulds.

The accommodation consists of an entrance hall, kitchen, dining room, sitting room, cloakroom and bedroom 1 on the ground floor. On the first floor there are 3 further bedrooms and a bathroom.

Location

1 Talbot Square is located within the prestigious Talbot Square development on the west side of the town and close to the former cricket pitch and countryside.

Stow-on-the-Wold is situated in an elevated position and came to prominence during the 17th and 18th Centuries primarily due to the wool trade. As such, many fine buildings were constructed around The Square, for which the town is well known. There is an excellent variety of hotels, guest and public houses. Many of the shops are boutique style and are sufficient for everyday requirements and in addition there is a recently extended supermarket on the northern edge of the town.

Bourton-on-the-Water is 4 miles to the south and Moreton-in-Marsh is 4 miles to the north. Both have an extensive range of shops and facilities. Bourton-on-the-Water benefits from The Cotswold School, a public leisure centre and a recently extended medical centre. Moreton-in-Marsh also benefits from a range of hostelrys, a new NHS hospital and medical centre. Local train stations in Moreton-in-Marsh and Kingham provide frequent services to London and Oxford.

The larger commercial and cultural centres nearby are, Cheltenham (19 miles), Stratford-upon-Avon (21 miles) and Oxford (30 miles).

Accommodation

Front door leads to hallway and staircase.

Sitting Room

Fireplace with log burner set on a raised cut stone hearth with a cut stone surround. Windows overlooking front and rear gardens.

Dining Room

Window overlooking rear garden, hatch into kitchen. Wooden floorboards throughout.

Kitchen

One and a half bowl sink unit with drainer and mixer tap. Range of matching cupboards and drawers below. Four



ring Lamona gas hob with oven and grill below. Built-in fridge freezer, hatch through to dining room.

Side lobby with storage cupboard.

Bathroom

Low level w.c., wash hand basin set in a vanity unit with mixer tap. Bath with shower attachment.

Bedroom One

Patio doors and windows leading to and overlooking rear garden.

First Floor

Landing with storage cupboard and loft hatch. Window with views over the adjoining properties and countryside beyond..

Bedroom Two

Windows overlooking front garden. Wash hand basin set in vanity unit with mixer tap in corner of the bedroom.

Bedroom Three

Window overlooking rear garden.

Bedroom Four/Study

Window overlooking side garden.

Bathroom

Low-level w.c., pedestal wash hand basin, bath with shower attachment. Heated towel rail.

Outside

Rear Garden: Pergola, shed, patio abutting the house, gravel area bordered by a range of plants and shrubbery.

Front Garden: Mainly laid to lawn with an area of patio abutting the house leading to gravel driveway, garage

and shed.

There is a detached garage constructed of reconstituted Cotswold stone under a flat roof and which was built in 1932 and before the house was built.

Local Authority

Cotswold District Council, Trinity Road, Cirencester Gloucestershire, GL7 1PX.

Tel: 01285 623000.

Council Tax

Band E. Rates payable 2026/2027 £3,005.91.

Services

Mains electricity, water, and gas are connected to the property. Private drainage. Gas fired central heating. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Tenure

Freehold.

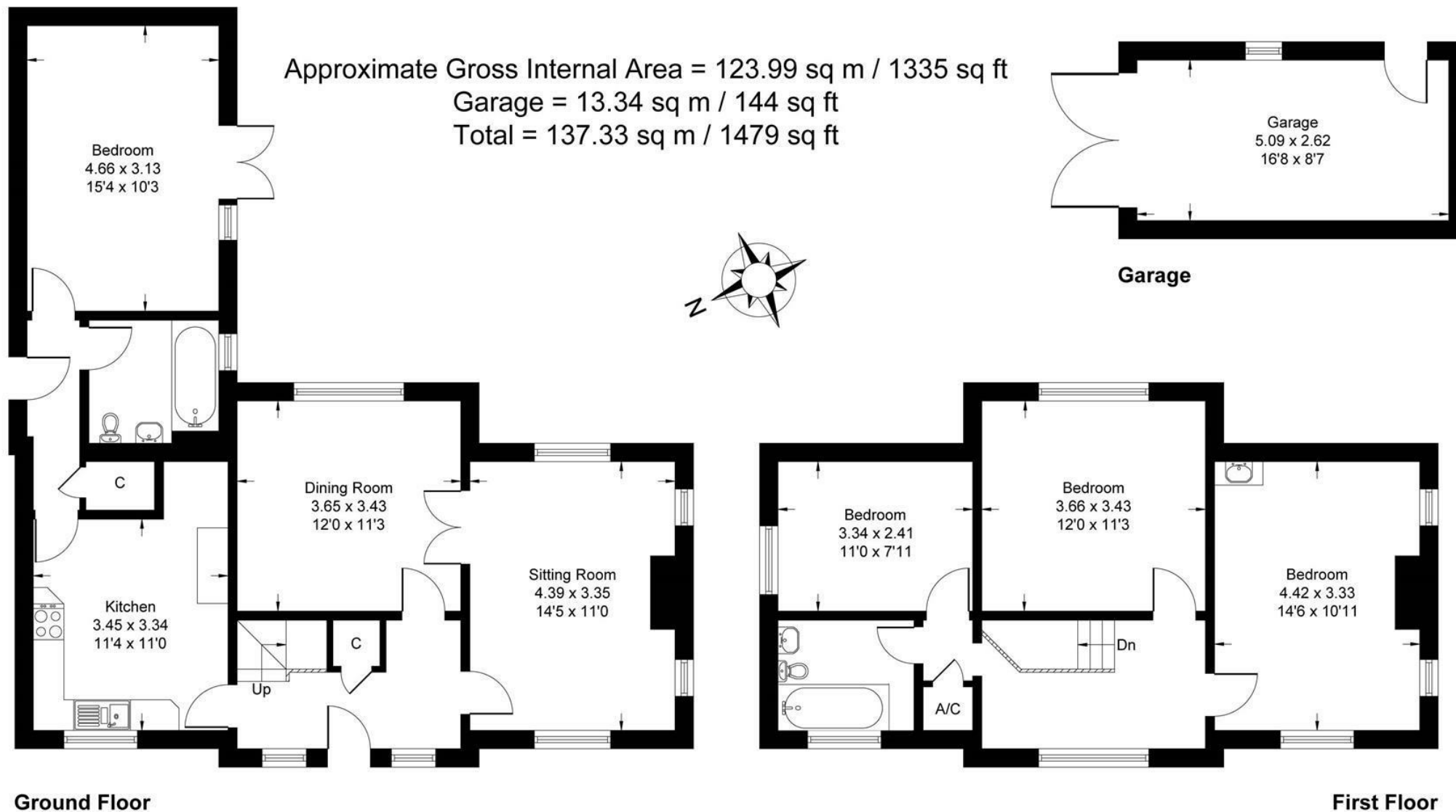
Directions

Leave the Town Square in Stow-on-the-Wold via the High Street. On reaching the A429 Fosseway turn left and proceed to the Stow Lodge Hotel. Talbot Square is found opposite, with number 1 found immediately on the left.

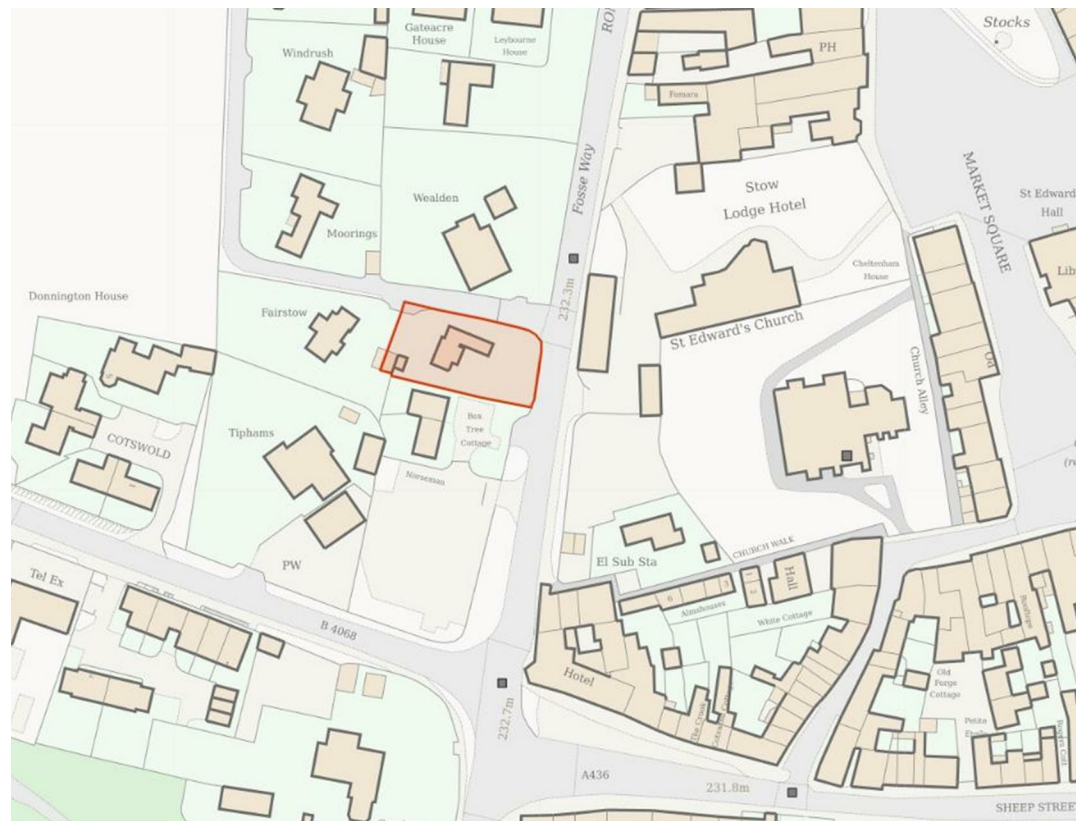
What3words

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.