

# BELL COTTAGE

STOW ON THE WOLD, GLOUCESTERSHIRE



**A distinctive, detached Cotswold stone cottage with an enclosed garden**

**Ground Floor:** Sitting room • Kitchen  
Cloakroom • Dining Room area

**First Floor:** Double bedroom • Bathroom  
Double bedroom with adjoining shower room

**Second Floor:** Two attic rooms

**Outside:** Enclosed terrace garden • Outside store

**Butler  
Sherborn**

**Stow-on-the-Wold Office**

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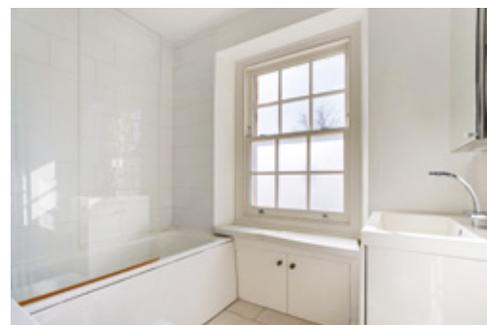
## DESCRIPTION

Bell Cottage is found within the picturesque market town of Stow on the Wold. This detached handsome cottage is approximately 1,383sqft. This cottage has some attractive period features including some delightful sash windows, exposed beams, some wood flooring and a wrought iron feature fireplace. The cottage is believed to originally date back to the 1600's and the front of the house to the Georgian era. The new ground floor windows to the front aspect have working shutters.

The well-proportioned sitting room welcomes you with two large south-facing bay windows that flood the space with natural light, complimented by a feature fireplace with marble surround and a gas fire and fitted shelving. The layout flows seamlessly into the dining area where bifold doors open out into the back courtyard, which is perfect for indoor-outdoor living. An elegant archway leads through to the kitchen creating a natural flow from the dining room. The kitchen features built-in cupboards, open shelving and integrated appliances such as a fridge freezer, gas oven and hob, dishwasher and washing machine. A part glazed door leads to the west facing garden.

The staircase, discreetly positioned behind the door in the sitting room, rises to the first floor where you will find two generous double rooms. The main bedroom offers charming, exposed beams and a built-in cupboard, complimented by an adjoining shower room. The second bedroom is equally spacious and beautifully light filled. A well-proportioned family bathroom with a fitted bath and overhead shower completes this floor. The second floor has two useful attic rooms, which have exposed beams and windows.

A back door opens directly onto the enclosed terrace garden, where a stone paved area provides the perfect spot for a table and chairs – ideal for al fresco dining and summer entertaining. Parking can be found on the roads around Bell Cottage.





Bell Cottage is conveniently located within walking distance of the many amenities in Stow on the Wold, including a wonderful selection of independent shops, charming cafes, traditional pubs and everyday essentials such as the doctor's surgery and veterinary practice. The town offers a well-regarded primary school, while secondary education is available at The Cotswold School in nearby Bourton-on-the-Water. Situated on the edge of the Cotswolds, Stow-on-the-Wold lies within a designated conservation area and the Cotswolds Area of Outstanding Natural Beauty.

### SERVICES

Mains water, electricity, and gas. Gas fired central heating. Soak away drainage. Sitting, dining and kitchen areas have gas fired underfloor heating and the bathrooms have electric underfloor heating. 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.

### LOCAL AUTHORITY

Cotswold District Council Trinity Road,  
Cirencester GL7 1PX  
Tel 01285 623000  
[www.cotswold.gov.uk](http://www.cotswold.gov.uk)

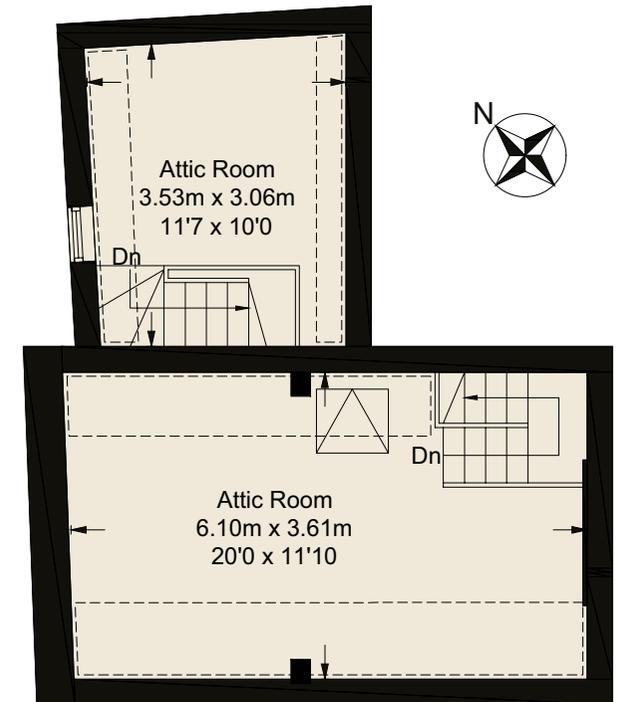
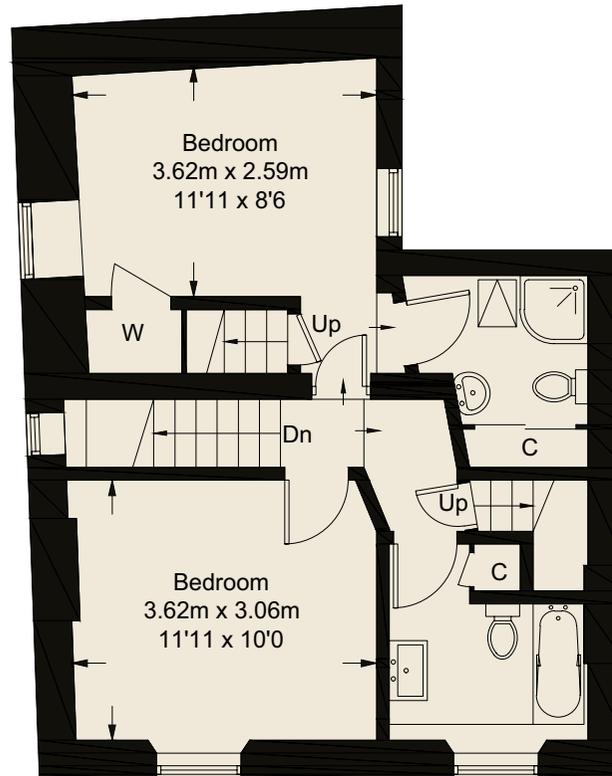
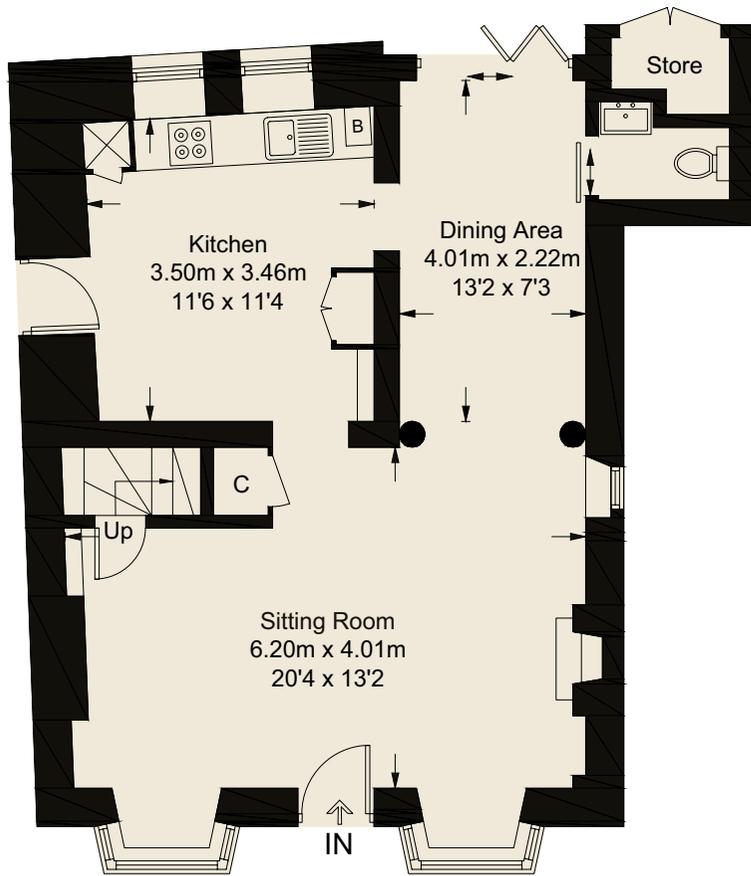
### COUNCIL TAX

Band E

### EPC

Band D (55)





 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 128.5 sq m / 1383 sq ft  
(Excluding Store)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1280421)

## VIEWING

Please telephone Butler Sherborn:  
Stow on the Wold Office T 01451 830731 or  
The London Office T 0207 839 0888.  
E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

## DIRECTIONS (GL54 1AJ)

From the front door of Butler Sherborn turn right, Bell Cottage can be found opposite turning for Lower Park Street. There is parking on the road and in Maugersbury car park.

**what3words:** ///negotiators.myth.surviving



### Pubs

The Bell Inn 0 mile  
The Old Butchers 0.1 mile  
The Wild Rabbit Kingham 5.3 miles  
The Fox Oddington 2.7 miles



### Schools

Stow on the Wold Primary School 0.3 mile  
Cotswold Academy 3.8 miles  
Kingham Hill 5.4 miles



### Train station

Kingham Station 5.5 miles  
Moreton in Marsh station 4.6 miles



### Members Clubs

Soho Farmhouse 16.3 miles  
Daylesford Organic, Spa and Bamford  
3.7 miles

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