



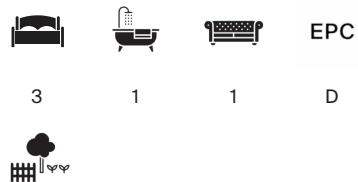
MALLARDS, STOW-ON-THE-WOLD



COTSWOLD STONE COTTAGE WITHIN WALKING DISTANCE OF TOWN CENTRE

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.



Local Authority: Cotswold District Council

Council Tax band: D

Tenure: Freehold

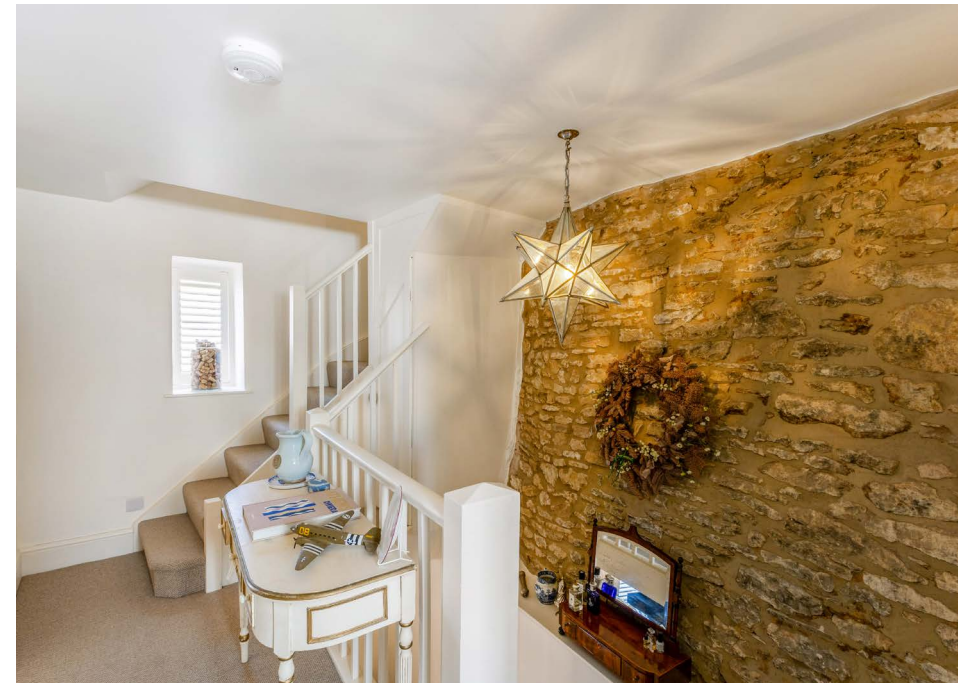
Services - Mains electricity, water, gas and drainage are connected to the property. Gas-fired central heating.



LOCATION

Stow-on-the-Wold is one of the most renowned towns in the North Cotswolds. The former wool town offers a wide selection of excellent shops, pubs and restaurants. The town is well situated to provide good access via road and rail to Birmingham in the north and London in the south. Stow-on-the-Wold provides day-to-day amenities, including a large supermarket, with Daylesford Organic Farm shop nearby and more comprehensive facilities in Cheltenham, 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, Summerfields and St Edwards. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Naunton Downs and Broadway, and rugby at Gloucester.







THE PROPERTY

A beautifully presented mid-terrace Cotswold stone cottage that has been sympathetically updated and tastefully designed to include zellige tiles, Jane Knapp and Fritz Fryer lighting, combining period charm with stylish contemporary living. Ideally situated within easy walking distance of Stow-on-the-Wold's centre, the property offers well-balanced accommodation arranged over three floors, extending to approximately 855 sq ft. The accommodation includes a welcoming sitting room with a Clearview wood burner and a well-appointed modern kitchen, with a Lacanche range cooker. Two generous double bedrooms are arranged across the upper floors. Particular attention has been given to the quality of finish throughout, creating a home that is both elegant and practical for modern living.

A standout feature of the property is the beautifully designed bathroom, which perfectly blends character and contemporary style. Featuring a striking freestanding roll-top bath positioned beneath a window with solid wood plantation shutters and complemented by exposed timber flooring and traditional-style fittings, the room offers a luxurious and relaxing atmosphere. In addition, there is a separate walk-in shower with glazed screen and quality fittings, providing the best of both worlds for everyday convenience and indulgent bathing alike.







OUTSIDE

To the rear, a private enclosed courtyard garden provides an attractive and low-maintenance outdoor space, ideal for al fresco dining and entertaining. The cottage enjoys a peaceful setting whilst being just moments from the Market Square, with its excellent range of independent shops, cafés, restaurants and local amenities.

This charming and beautifully maintained home represents a rare opportunity to acquire a turnkey Cotswold cottage in one of the region's most desirable market towns, equally suited as a permanent residence, weekend retreat or investment purchase

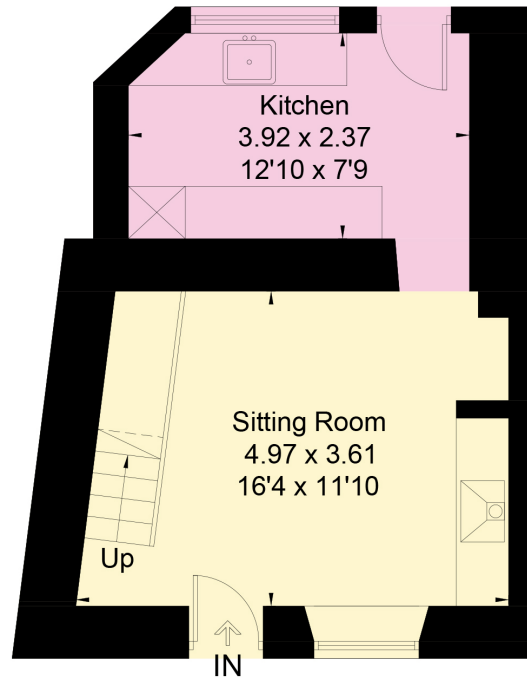




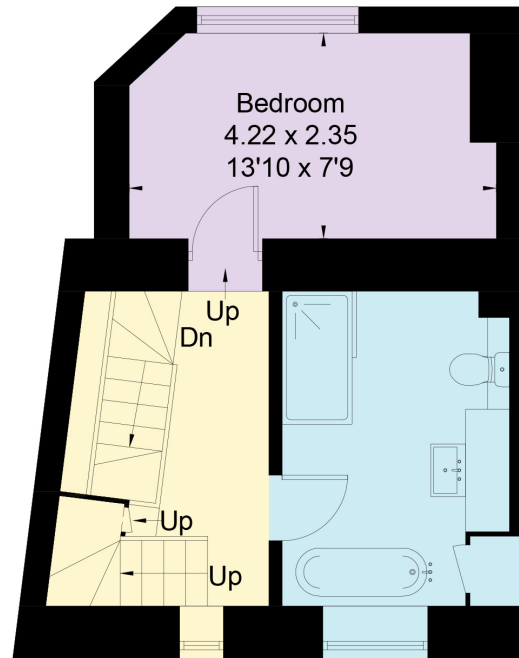
Approximate Floor Area = 79.4 sq m / 855 sq ft



[] = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor



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 #110797

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)



Helen Waddilove

01451 600610

helen.waddilove@knightfrank.com

Knight Frank Stow-on-the-Wold

Brett House, Park Street, GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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