
Knight Frank
19 NEWLANDS COURT, NEWLANDS OF STOW



A DIVERSE RETIREMENT LIFESTYLE FOR OVER 55'S

Stow-on-the-Wold's Market Square is just 500m away, Moreton-in-Marsh (4 miles), Kingham (5 miles) with train services to London Paddington. Cheltenham (20 miles) and Oxford (25 miles). Distances and times are approximate.



Local Authority: Cotswold District Council, band E

Tenure: Leasehold - 125 years from 2009

Transfer fees apply - 5% of the resale price in year one and capped at 7.5% if you've owned the property for over two years

Service charge: £5,781 per annum , increases annually on 1st September in line with actual costs. Ground rent: f£489.89 per annum, increases every five years in line with RPI

Services: mains gas, electric, water and drainage

Guide Price: £680,000





STOW-ON-THE-WOLD

An historic former wool town known for its charm and vibrancy, Stow-on-the-Wold has a strong sense of community with good local amenities. These include the church, library, doctor's surgery and dentist, as well as an excellent selection of shops, pubs and restaurants, making it a delightful and convenient destination for both residents and visitors' alike. For more extensive shopping and services, Cheltenham, Oxford, Banbury and Stratford-upon-Avon are within easy reach. A comprehensive network of footpaths and bridleways offer opportunities to explore the surrounding countryside. The town offers easy access to major road and rail links connecting Birmingham to the north, and London to the east. Sports enthusiasts will find plenty to enjoy, with horse racing at Cheltenham, golf at Naunton Downs and Broadway, and rugby in Gloucester.









PROPERTY

This charming cottage enjoys spectacular views over the surrounding countryside and beautifully maintained formal gardens. at Newlands. Offering approximately 131sq m (1,406 sq ft) of well-presented accommodation, the property features a sitting room, study, delightful conservatory, three bedrooms and two bathrooms.

The cottage provides spacious and comfortable living throughout, including a large, well-appointed kitchen, a generous sitting room with dining area next to large bay windows and a convenient ground floor cloakroom. Upstairs, the main bedroom benefits from fitted wardrobes and an en suite, with the other two bedrooms using the main bathroom.

Outside, the property benefits from its own private garden, providing the perfect setting for relaxing and enjoying the far-reaching views. Conveniently located close to the main house and communal gardens, the property offers a wonderful balance of privacy and community living within an exceptional countryside setting.





NEWLANDS OF STOW

Independent Living Cottages, Assisted Living Apartments or Nursing Home - this beautiful development was first established over 35 years ago and offers a relaxed but bespoke lifestyle opportunity. Living at Newlands offers the advantage of comprehensive support, care, and services designed to make life both comfortable and enjoyable. For leasehold properties, the service charge covers core services such as maintenance of the grounds and wider estate, emergency assistance/call system and overall management and administration. The property enjoys access to a wider range of services and communal amenities, including the communal lounge, restaurant, library, hair salon, additional care and support.

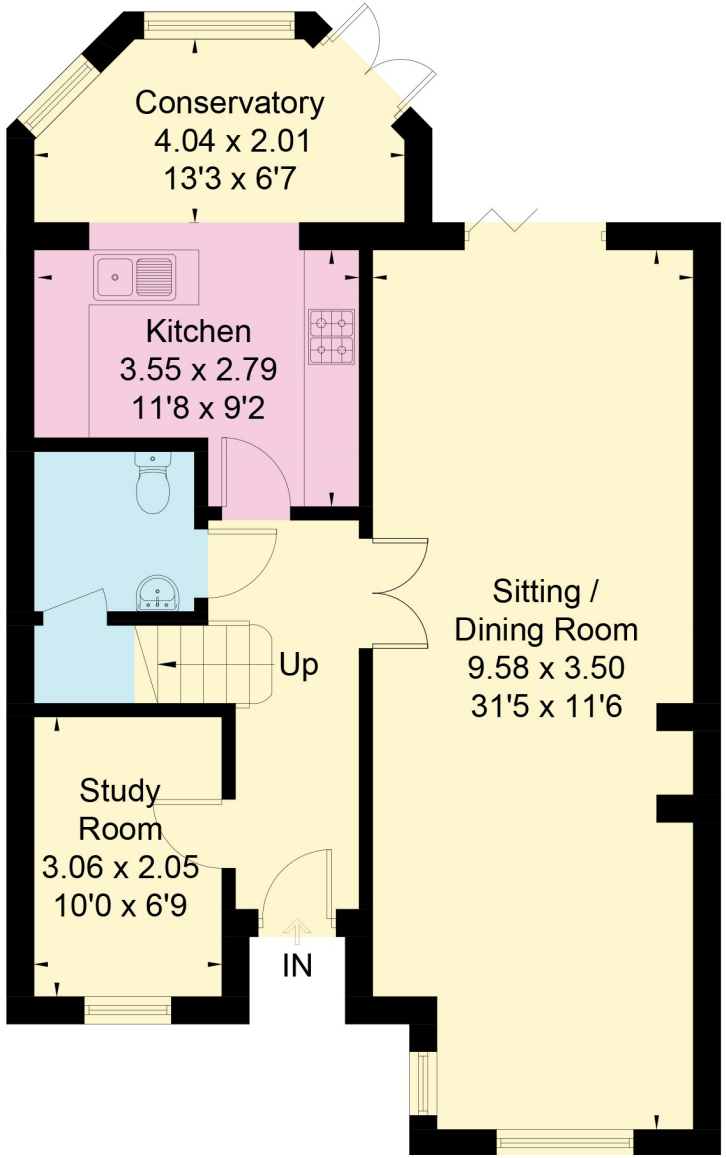
Discretionary charges are charged separately. For example, internal maintenance of your apartment, housekeeping, domiciliary and nursing care, etc.

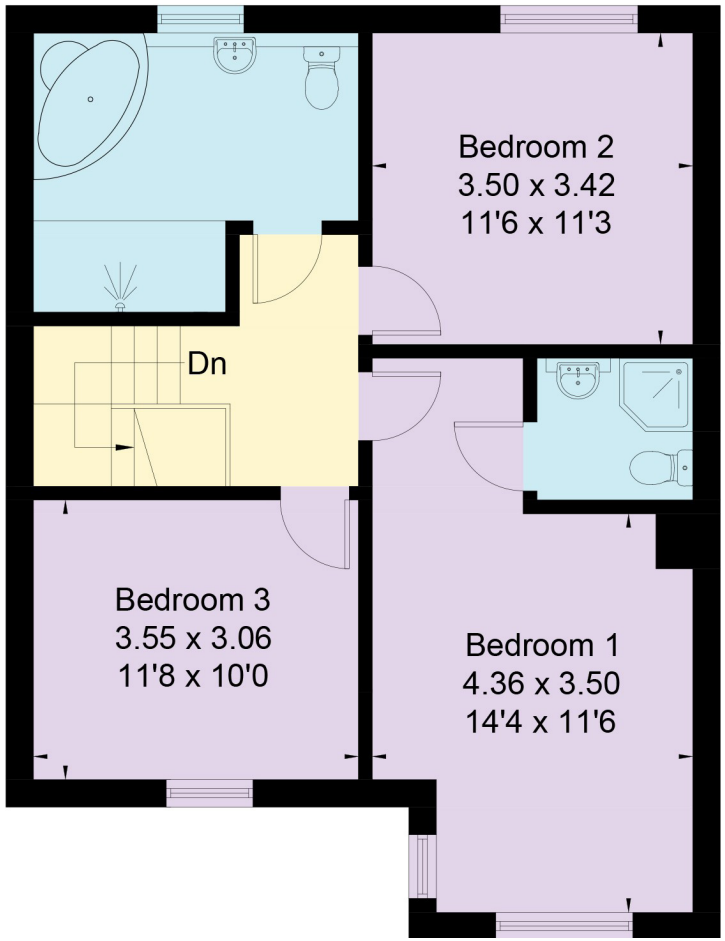
Further details are available in the Key Facts and Fees and Charges documents





Approximate Floor Area = 130.6 sq m / 1406 sq ft





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)



Leigh Glazebrook
leigh.glazebrook@knightfrank.com
01451 600610

Knight Frank Stow-on-the-Wold
Brett House, Park Street, GL54 1AG

knightfrank.co.uk

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