



WEALDON HOUSE, STOW-ON-THE-WOLD



AN EXCEPTIONAL DETACHED COTSWOLD STONE RESIDENCE

Distances: Moreton-in-Marsh 4 miles and Kingham 5 miles (both with trains to London Paddington from approximately 76 minutes), Burford 7 miles, Cheltenham 20 miles, Cirencester 22 miles, Oxford 25 miles. All distances and times approximate.



Local Authority: Cotswold District Council

Council Tax band: G

Tenure: Freehold



LOCATION

Stow-on-the-Wold is one of the most well-known towns in the North Cotswolds. This 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 via Birmingham to the north, and London to the south. Stow-on-the-Wold provides day-to-day amenities, including a large supermarket, doctor's surgery, dentist, veterinary surgery and various other facilities. Daylesford Organic Farm Shop and Soho Farmhouse are nearby, and more comprehensive facilities can be found in Cheltenham, Stratford-upon-Avon, Oxford and Banbury. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Lyneham, Naunton Downs, Broadway and Burford, with rugby at Worcester and Gloucester. Stow has an excellent primary school and feeds into the renowned Cotswold Academy for secondary education.







BRIGHT AND SPACIOUS FAMILY HOME

Beautifully presented throughout and set within stunning landscaped gardens, all within comfortable walking distance of the centre of town, Wealdon House offers generous and versatile accommodation. The property seamlessly combines period character with modern, practical living. The property is entered via a welcoming entrance hall that leads into a selection of well-proportioned and thoughtfully arranged reception spaces. The principal sitting room provides an impressive and light-filled living area, while a striking conservatory overlooks the gardens and creates an ideal setting for entertaining or relaxing throughout the year. A formal dining room sits conveniently alongside a generous kitchen/breakfast room, which is well-appointed and complemented by a separate utility. Two further study areas offer excellent flexibility, whether for home working, snug, or playroom space, and a ground floor cloakroom completes the accommodation on this level. Upstairs, the first floor offers well-balanced bedroom accommodation arranged around a spacious landing. The principal bedroom enjoys the benefit of a dressing room and access to a bathroom, while the guest bedroom benefits from its own en suite shower room. Two further bedrooms provide comfortable and versatile accommodation for family living or guests with a family bathroom that serves the remaining rooms.







OUTSIDE

The property is set within beautifully landscaped gardens, as featured in Cotswold Life magazine, having been carefully designed to create a balance of lawn, mature planting, and seating areas ideal for outdoor dining and entertaining. The gardens provide a high degree of privacy and greatly enhance the overall setting of the house.

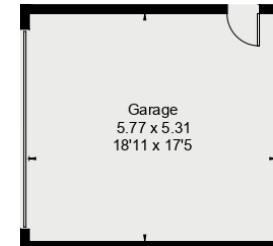
There is extensive off-street parking on the driveway, together with a detached double garage.

This is a rare opportunity to acquire a substantial and elegant home in a highly desirable location, offering both space and convenience in equal measure.

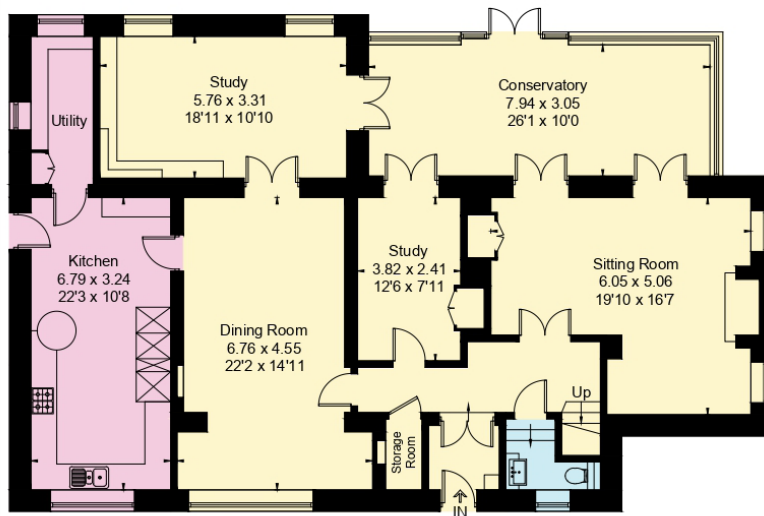




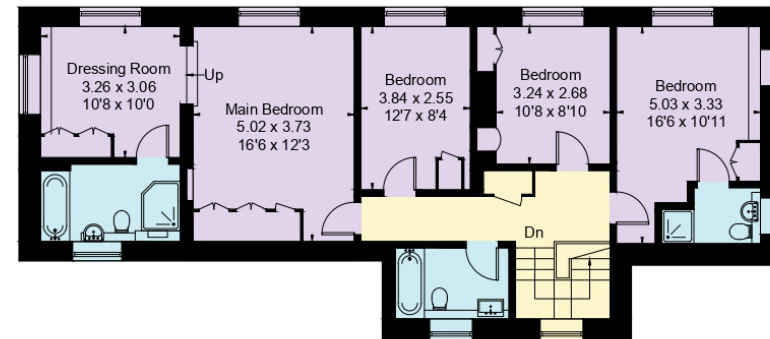
Approximate Floor Area = 259.4 sq m / 2792 sq ft
 Garage= 30.5 sq m / 328 sq ft
 Total = 289.9 sq m / 3120 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First 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 #109665

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)



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