



ROSEWOOD, STOW-ON-THE-WOLD



VERSATILE ACCOMMODATION WITH SUCCESSFUL HOLIDAY LET

Distances: Moreton-in-Marsh 4 miles and Kingham 5 miles (both with trains to London Paddington from approx. 76 mins), 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: E

Tenure: Freehold



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 and the Bamford private members club 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 Summerfield's and St Edwards. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Naunton Downs and Broadway, rugby at Gloucester. Soho Farmhouse and Estelle Manor are also a short drive away.







PROPERTY INFORMATION

Rosewood is a detached property, extending to approximately 1,779 sq ft with a successful holiday let business in the annexe, and ideally set within a short walk of the centre of Stow-on-the-Wold.

The accommodation is mainly arranged over the ground floor, creating a flexible and practical layout. A welcoming entrance hall leads through to a spacious sitting room featuring a log burner, whilst the generously proportioned kitchen/breakfast room is ideal for both everyday living and entertaining. Additional ground floor space includes a bright conservatory, a useful utility and excellent storage. The property offers well-balanced bedroom accommodation with the majority situated on the ground floor, complemented by a further bedroom on the first floor.

Adjoining the main house, the annexe comprises a bedroom and an open plan kitchen/sitting room and is currently run as a successful holiday letting business, presenting an attractive income opportunity or providing independent accommodation for guests or extended family. The annexe benefits from its own separate access and a dedicated outside seating area.







GARDENS AND OUTSIDE SPACE

The property is approached via a private driveway providing parking for approximately three cars.

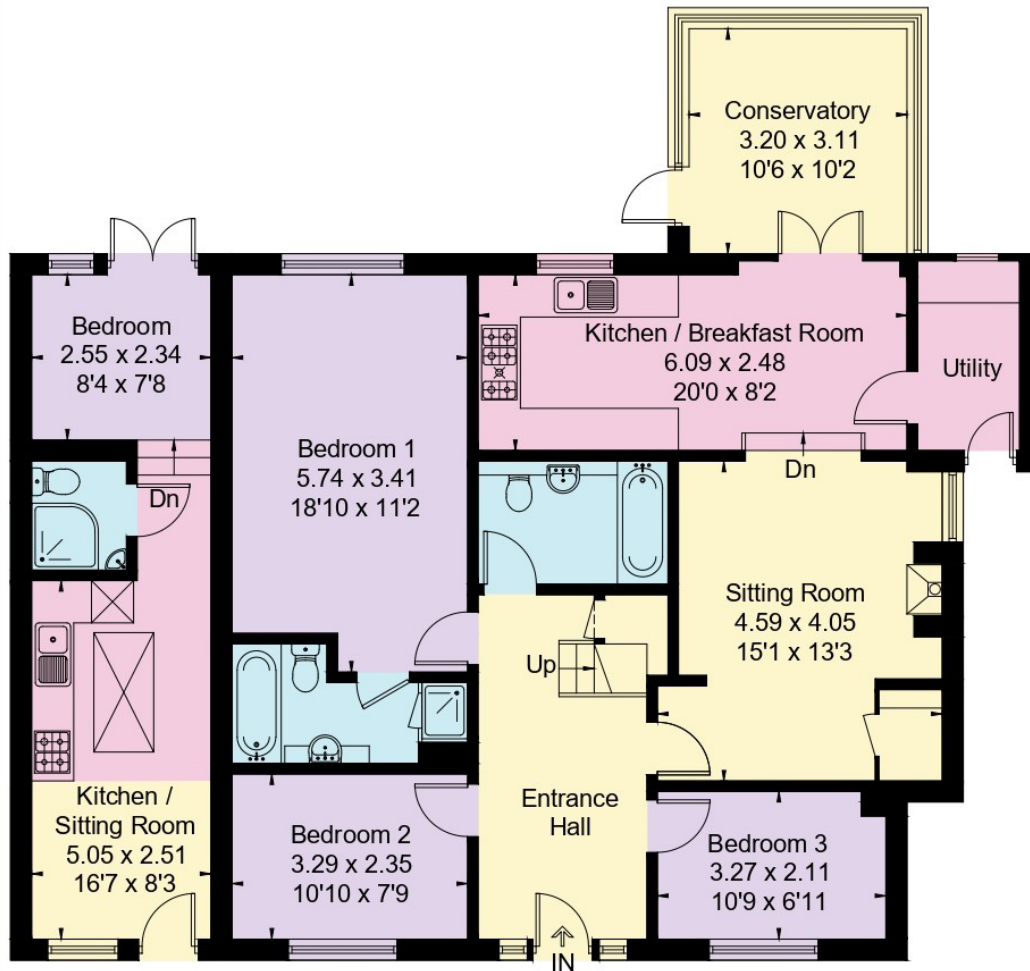
The gardens are particularly attractive, being mainly laid to lawn with mature hedgerows and offer a pleasant and private setting, further complemented by a summerhouse and additional storage.

Overall, the layout and setting combine to create a highly adaptable home within easy reach of the town centre and its excellent amenities.



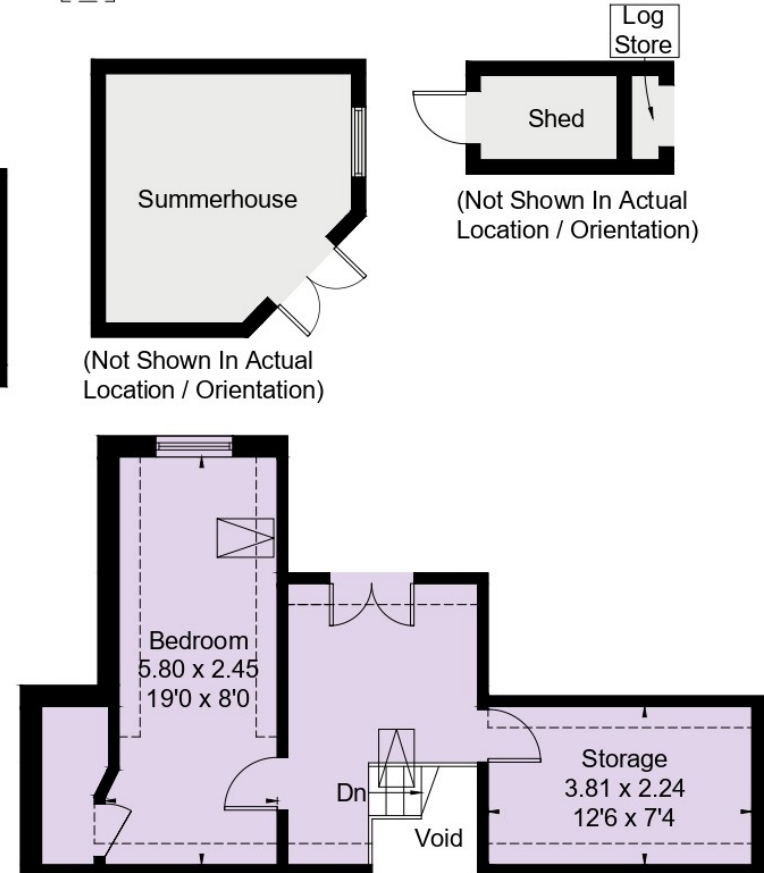


Approximate Floor Area = 141.0 sq m / 1518 sq ft
 Outbuilding = 24.3 sq m / 261 sq ft
 Total = 165.3 sq m / 1779 sq ft
 (Excluding Sheds / Summerhouse)



Annexe Ground Floor

[---] = Reduced head height below 1.5m



First Floor

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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