

established 200 years

Tayler & Fletcher



The Elms, The Square, Stow-on-the-Wold, GL54 1AF
Guide Price £1,250,000



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The Elms, The Square

Stow-on-the-Wold, GL54 1AF

A unique opportunity to secure a substantial period property in the sought-after Cotswold town of Stow-on-the-Wold, brought to the market for the first time in almost 50 years.

Location

The Elms is located in the heart of the attractive market town of Stow-on-the-Wold. It is a short walk away from a wide variety of cafes, pubs, shops and boutiques. In addition Stow has a popular primary school and the historic parish church of St Edwards.

Bourton-on-the-Water is 4 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school and a public Sports centre. There are mainline train stations situated at Moreton-in-Marsh (4 miles) and Kingham (5 miles) with regular services to London Paddington via Oxford and Reading.

Cheltenham, 18 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostelryes, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt, Literature, Music and Cricket festivals.

Directions

From the market square in the centre of Stow-on-the-Wold, head towards the green at the far end, The Elms will be found opposite in the corner.

Description

The Elms is a substantial, Grade II Listed, 5 bedroom Cotswold townhouse situated within the far corner of Stow's iconic Market Square, with a good sized garden to

the rear and private parking located close by. The property has been occupied by the same family for almost 50 years and lends itself to modernisation throughout.

Situated off Parsons Corner (a short walk) is a stone Coach House with private parking.

Listed Building Description (List No: 1171165)

Late C18. Coursed rubble with slate roof. 2-storeys and attic, with a paired sash on the ground floor and 2 separate ones above, all with stone architraves. The Elms has a 4-panelled door with rectangular light, and a blocked through passage. Steeply pitched roofs, The Elms has a modern long dormer and 2 end stacks. To the rear, The Elms has a large 3½ storey gable with mullion windows and internally The Elms retains part of a turned baluster (circa 1700) staircase.

Accommodation

Ground Floor

Accessed from The Market Square, the ground floor comprises an attractive wooden panelled drawing room. From this area, there are steps down to the ground floor sitting room. There is also a small office and w.c. situated at this level, with steps down to a cellar, and a large utility space with access to the garden.

First Floor

A staircase from the primary reception room, leads to the first floor landing, off which is a kitchen/ diner, two low-level bathrooms, one with separate w.c. three bedrooms, one with views across The Market Square.



Second Floor

A further staircase leads to the second floor, comprising two further bedrooms, and a study.

Third Floor

On the third floor there is a useable attic space, which houses the water tank.

Outside

To the rear is a private garden, as well as a stone built workshop/storage room.

The Coach House

To the rear of The Elms is a stone built workshop/storage room with private parking. Potential to develop subject to all necessary planning consents.

The Coach House is accessed via Parsons Corner. No direct access to The Elms.

Council Tax

Council Tax Band B. Rates payable for 2026/2027 - £1,912.85

Please note: The Council Tax Band for The Elms may be subject to review.

Tenure

Freehold with vacant possession.

Services

Mains electricity, water, gas and drainage are connected to the property. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

EPC

The property in its entirety, has an EPC rating of D, valid until 19th March 2034.

Viewings

Viewings are strictly by appointment. To view please

contact our Stow-on-the-Wold Office on:

Tel: 01451 830 383; Email: stow@taylorandfletcher.co.uk

Local Authority

Cotswold District Council, Trinity Road, Cirencester, GL7 1PX.

Tel: 01285 623000

What3Words

///popular.tangible.ringside

Agency

Taylor & Fletcher and Savills are acting as Joint Sole Agents and contact details are as follows:

Taylor and Fletcher, Stow-on-the-Wold

Tel: 01451 830 383

stow@taylorandfletcher.co.uk

Savills, Stow-on-the-Wold

Tel: 01451 832 832

stow@savills.com



Floorplan

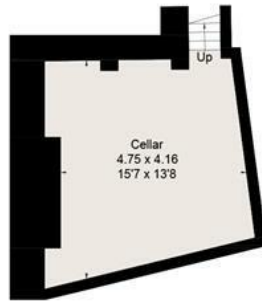
Approximate Floor Area = 332.0 sq m / 3574 sq ft

Cellar = 32.7 sq m / 352 sq ft

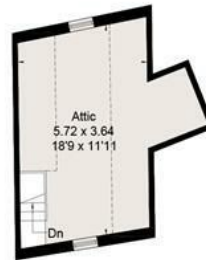
Workshop = 23.9 sq m / 257 sq ft

Coach House = 70.5 sq m / 759 sq ft

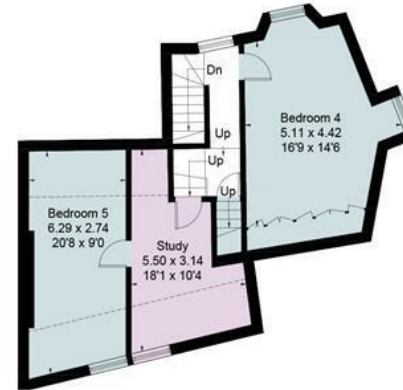
Total = 459.1 sq m / 4942 sq ft



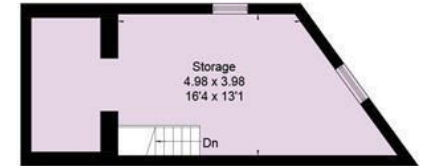
Lower Ground Floor



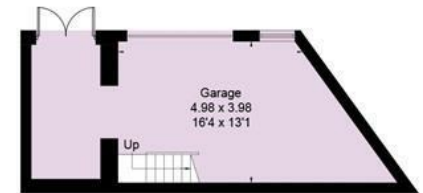
Third Floor



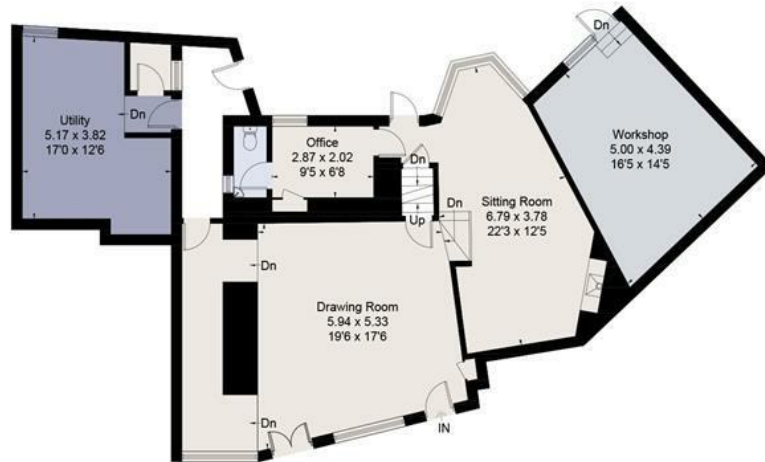
Second Floor



Coach House
First Floor



Coach House
Ground Floor
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

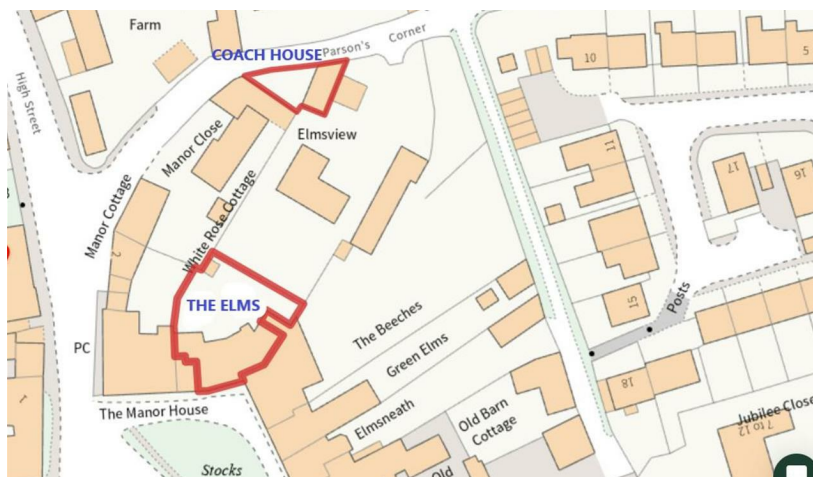


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66809



Location Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.